



Lyndon Brett Partnership

Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

County Court Chambers, Queen Street, Bridgwater, TA6 3DA • Email: info@lbp-rics.co.uk • 01278 450350 • Website: www.lbp-rics.co.uk



FOR SALE

Verulam House, Unit 1, Cropmead Industrial Estate
Crewkerne, Somerset TA18 7HQ



The Association of Valuers
of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 07718 563720

Lyndon Brett - Principal - Chartered Surveyor & RICS Registered Valuer - 07970 893963





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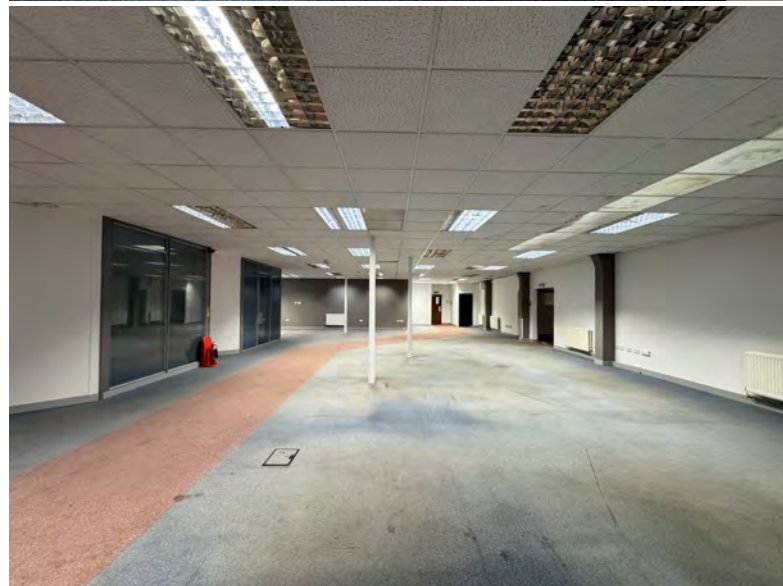
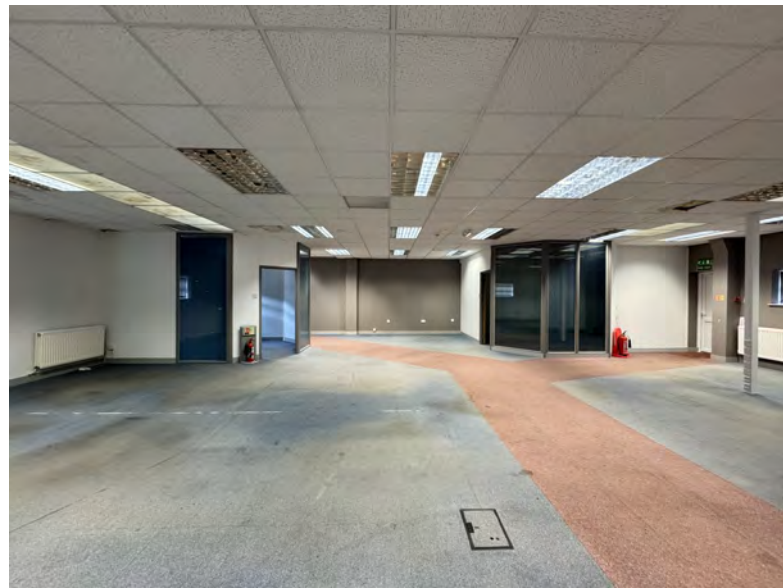
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DESCRIPTION

We are pleased to offer to the market, Verulam House - an office building located in a prime position on the Cropmead Industrial Estate, a well established commercial and industrial hub in Crewkerne.

The property offers a fantastic opportunity for a variety of potential future uses, in addition to office use, with the ability for sub-division, subject to the necessary approvals.

LOCATION

Crewkerne is a well connected market town offering an attractive blend of historic character and strong community appeal.

The estate is well established as a commercial hub, being the principal commercial estate in the town accessed via South Street.

The town benefits from good access links to the A30, linking to the A303 as well as a main line rail service to London.

ACCOMMODATION

The property is split over two floors, with various offices, meeting rooms, and ground floor rear stores throughout, as follows:

Area	Sq. M	Sq. Ft
Ground Floor	656.49	7,064
First Floor	160.36	1,725
Total:	339.78	8,789

Onsite parking is available within the properties demise but there is also on street parking available to the front.

SERVICES

We understand all main services are available to the property.

Telephone lines available for connection subject to BT Regulations.

(We confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.)

EPC

The Energy Performance rating is D77.

A copy can be made available on request.

RATES

The property is assessed for business rates, with separate rateable assessments as follows:

Unit 1 (Ground Floor) - £32,750

Suite 1 (First Floor) - £6,500

Suite 2 (First Floor) - £4,350

Suite 3 (First Floor) - £2,550

Suite 4 (First Floor) - £1,800

TENURE

The property is being sold Freehold under Land Registry Title WS36043.

PRICE

We are seeking a guide of **£260,000 - £280,000**.

VAT

VAT is not applicable on the purchase price.

LEGAL COSTS

Each party will be responsible for their respective legal costs.

ANTI MONEY LAUNDERING

A prospective Purchaser will be required to provide relevant photo ID and proof of address to comply with current regulations.

PLANNING

A prospective Purchaser should make their own enquires to the Planning department regarding their proposals and intended use.

IMPORTANT NOTICE

These particulars are believed to be correct at the time of preparation but their accuracy is not guaranteed and do not form part of any contract.



A30, A303, A358 & 18 miles to M5 (Junctions 25)



0.8 miles of Crewkerne Railway Station



47 miles south of Bristol Airport



20 miles south east of Taunton

10 miles south west of Yeovil

51 miles north-east of Bristol



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