



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



TO LET

Storage Yard

Secure Compound Storage Yard - (1,992ft²)

Compound 2, Brownes Yard, Plum Lane, Dunwear, TA6 5HL

£290 Per Month, Exclusive



The Association of Valuers
of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 07718 563720

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DESCRIPTION

This secure compound yard is due to be available immediately, suitable for storage purposes.

The yard is located within Brownes Yard, accessed via Plum Lane, Dunwear with shared access through the main site which is gated.

The compound is fenced with its own separate gated entrance.

Brownes Yard benefits from CCTV which covers the communal areas but further security could be installed if a Tenant required, at their own cost.

SITE

The yard measures 1,992 sq. ft in total.

SERVICES

No services are connected to the compound.

EPC

An EPC is not applicable.

RATES

The yard will need to be reassessed for business rates with a new assessment to be provided as the compound has been reduced in size.

Relief from Business Rates may apply, subject to status; where the rateable value is less than £12,000, 100% relief applies and tapered relief from 100% to 0% where between £12,000 - £15,000.

SERVICE CHARGE

A service charge is payable towards costs including maintenance and repairs of the communal site areas, calculated at 20% of the rent, per annum - £58 per month.

INSURANCE

The site is insured under the Landlord's policy and the Tenant is contribute towards such costs.

TENURE & TERMS

The yard is offered To Let by way of a new Tenancy at Will agreement or fixed term Licence agreement.

RENT

The secure compound is available to rent at £290 per month (£3,480 per annum), exclusive.

VAT

VAT is not applicable.

DEPOSIT

A deposit equivalent to three month's rent or three years audited accounts will be required.

LEGAL COSTS

The prospective Tenant is to be responsible for the costs associated in preparing the agreement documentation.

ANTI MONEY LAUNDERING

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

PLANNING

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

RICS CODE OF PRACTICE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before entering into a business agreement.





The Code is available through professional institutions and trade associations.

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.



LOCATION

-  A38, A39, M5 (Junctions 23 & 24)
-  1.5 miles east of Bridgwater Railway Station
-  26 miles south-west of Bristol Airport
-  13 miles north-east of Taunton
- 15 miles west of Glastonbury
- 38 miles south-west of Bristol