



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

Workshop/Storage Unit

E Use Class Consent - 126m² (1,357ft²)
Stocklands Farm, Bawdrip, Somerset TA7 8PN
£10,000 Per Annum



The Association of Valuers
of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 07718 563720

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



DESCRIPTION

Newly refurbished industrial/business unit available immediately at Stocklands Farm, conveniently located just off the A39 (Bath Road). The property benefits from recently granted Class E planning consent, offering flexible accommodation suitable for a wide range of commercial uses.

Set within an attractive rural setting whilst enjoying excellent accessibility, the unit is located just over 2 miles from Junction 23 of the M5 motorway and 4 miles from Bridgwater town centre.

Having recently undergone refurbishment, the property provides a well presented, versatile space ready for immediate occupation, making it an ideal opportunity for a variety of businesses seeking high quality premises in a convenient and accessible location.

ACCOMMODATION

The building benefits from a roller shutter loading door with a separate pedestrian entrance.

Internally, the property provides an open plan workshop area, combined with a separate office/store room, WC and kitchenette.

Externally, the unit will benefit from a concrete forecourt providing parking and loading/unloading space. Additional features include external power sockets and shared CCTV coverage overlooking the communal access area, providing added convenience and security.

EPC

The Energy Performance rating is C72. A copy can be made available on request.

SERVICES

Mains electricity, water and drainage are connected to the property. Water will be included as part of the rent, but electricity will be chargeable. Telephone lines may be available for connection subject to BT Regulations.

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

RATES

The unit will need to be newly assessed for business rates.

SERVICE CHARGE

Not applicable.

BUILDINGS INSURANCE

The property is insured under the Landlord's policy and the Tenant will be required to reimburse the Landlord for the proportional premium payable.

TENURE & TERMS

The property is offered To Let on Full Repairing and Insuring terms, either by way of Lease or Licence agreement.

RENT

The unit is available at £10,000 per annum, exclusive.

VAT

VAT is applicable and will be payable.

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 Landlord's reasonable legal costs.

ANTI MONEY LAUNDERING

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

PLANNING

Planning Permission was secured in April 2026 for the change of use from the existing Winery and Bonded Wine Store to Class E Use under application 04/26/0001. Further details can be provided on request or are available on the Somerset Planning website.

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.

ASBESTOS

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Lyndon Brett Partnership and accordingly we recommend you obtain advice from a specialist source.

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



A39 and M5 (Junction 23)



4.2 miles east Bridgwater Railway Station



36 miles south-west of Bristol Airport



16.5 miles north-east of Taunton

11.6 miles west of Glastonbury

36 miles south-west of Bristol