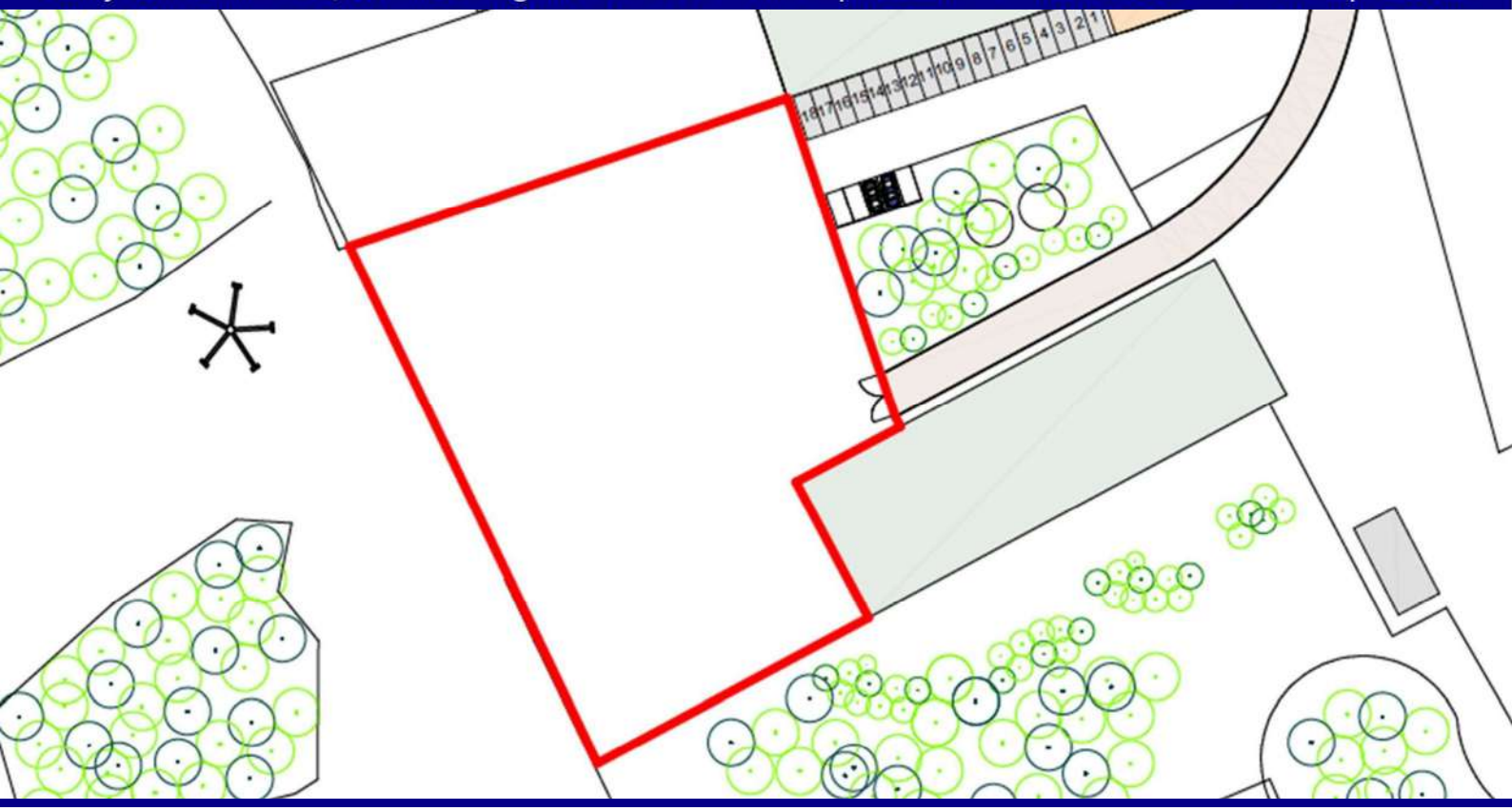
LBP Chartered Surveyors

• Chartered Surveyors • RICS Registered Valuers • Licensed Property Valuers
• Residential Lettings • 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 • info@lbp-rics.co.uk • 01278 450350 • www.lbp-rics.co.uk



TO LET Open Storage Yard

Henfields Farm, Cannington, Somerset TA5 2QD
£42,000 Per Annum, Exclusive





Emma Moffatt | Commercial Sales & Lettings | 07718 563720
Tony Mc Donnell | RICS Registered Valuer | 07771 182608

LBP Chartered Surveyors

• Chartered Surveyors • RICS Registered Valuers • Licensed Property Valuers
• Residential Lettings • 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 • info@lbp-rics.co.uk • 01278 450350 • www.lbp-rics.co.uk

DESCRIPTION

This 0.96 acre yard is available now and offers open compound storage, located at Henfields Farm just off Brymore Way, the Cannington Bypass Road.

The yard sits behind the existing agricultural buildings with good access off the main Bypass.

The site would suit agricultural storage, in line with its current planning use, or commercial storage for distribution purposes linked to Hinkley Point. The previous Planning Permission for commercial storage has now expired, so a fresh application would be required for that use, although the planning history and previous use of the site should assist any application.

ACCOMMODATION

The site comprises an open storage yard with a total area of 3,911m^2 (42,103ft^2), equivalent to 0.96 acres.

SERVICES

The yard benefits from water and electricity, which will be the Tenant's responsibility.

(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

A prospective Tenant will be responsible for Business Rates for the yard.

The current rateable value for the yard is £45,250, which includes a portable building and storage containers installed by the previous Tenants, which have been subsequently removed. The site will need a reassessment if used for commercial use.

SERVICE CHARGE

The Tenant will not be required to contribute towards service charges, and the Landlord will pick up all costs relating to the shared access areas.

TENURE & TERMS

The site is offered To Let on Full Repairing and Insuring Lease terms, although a short term Licence agreement, for a term to be agreed, may be considered subject to Tenant status.

RENT

The yard is available to rent as is, at £42,000 per annum, exclusive.

LOCATION

A39 Cannington Bypass

6.2 miles - Railway Station

29.5 miles - Bristol Airport

6 miles - Hinkley Point

7.3 miles - M5 Junction 23

14.6 miles - Taunton

VAT

VAT is applicable on the rent.

DEPOSIT

A deposit equivalent to three months' 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

The prospective Tenant should make their own enquiries with 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.