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TO LET

Secure Yard with Container

Compound 2, Browns Yard, Plum Lane, Dunwear TA6 5HL
£380 Per Month, Exclusive





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

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DESCRIPTION

This secure compound yard is available immediately and is suitable for storage purposes and comes with a 40ft container, with roller shutter door access.

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 covering the communal areas. Further security may be installed by a Tenant if required, at their own cost.

SITE

The yard measures 185m^2 (1,992ft^2) in total plus has the benefit of coming with a 40ft storage container alongside.

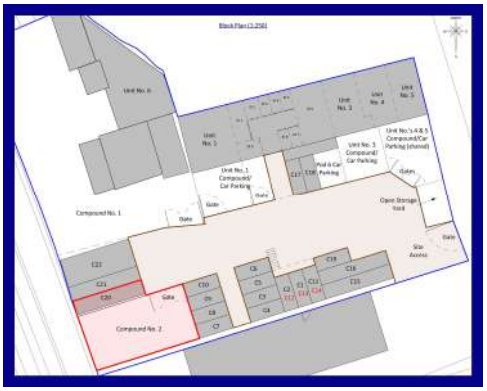
SERVICES

Electricity will be available to the yard and Container, by way of a sub-meter and costs on charged accordingly.

No other services are available.

EPC

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.

INSURANCE

The site is insured under the Landlord's policy, and the Tenant is to 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

£380 per month (£4,560 per annum), exclusive.

LOCATION

A38, A39 & M5 (J23 & J24)

1.5 miles - Bridgwater Station

26 miles - Bristol Airport

13 miles - Taunton

15 miles – Glastonbury

38 miles - Bristol

VAT

VAT is not applicable.

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 costs associated with 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 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.