



Storage Land - To Let

Yard 5, Evercreech Junction, Shepton Mallet
Somerset, BA4 6NA

Key Facts

- Secure Yard – Approximately 0.81 acres / 0.327 hectares
- Established Business Location - 24/7 access
- Available on a New lease from May 2021 (earlier through arrangement)

Location

Evercreech Junction, accessed directly off the A371, is an established industrial location approx. 6 miles south of the town of Shepton Mallet. This property is situated at the rear of the estate, up a gently sloped side road and adjacent to P and V Minibuses.

Description

0.81 acres / 0.327 hectares of storage land available to let. Most recently occupied by a merchant and distributor of lintels and brickwork. The site is surfaced with compacted type 1 fill and the perimeter is defined by the palisade fence and gates.

The site benefits from connection to mains electricity and water, and a BT Line.

The site benefits from 24 hour unrestricted access with out of hours access control and CCTV system, and is occupied by a variety of long-established B1, B2 & B8 type occupiers.

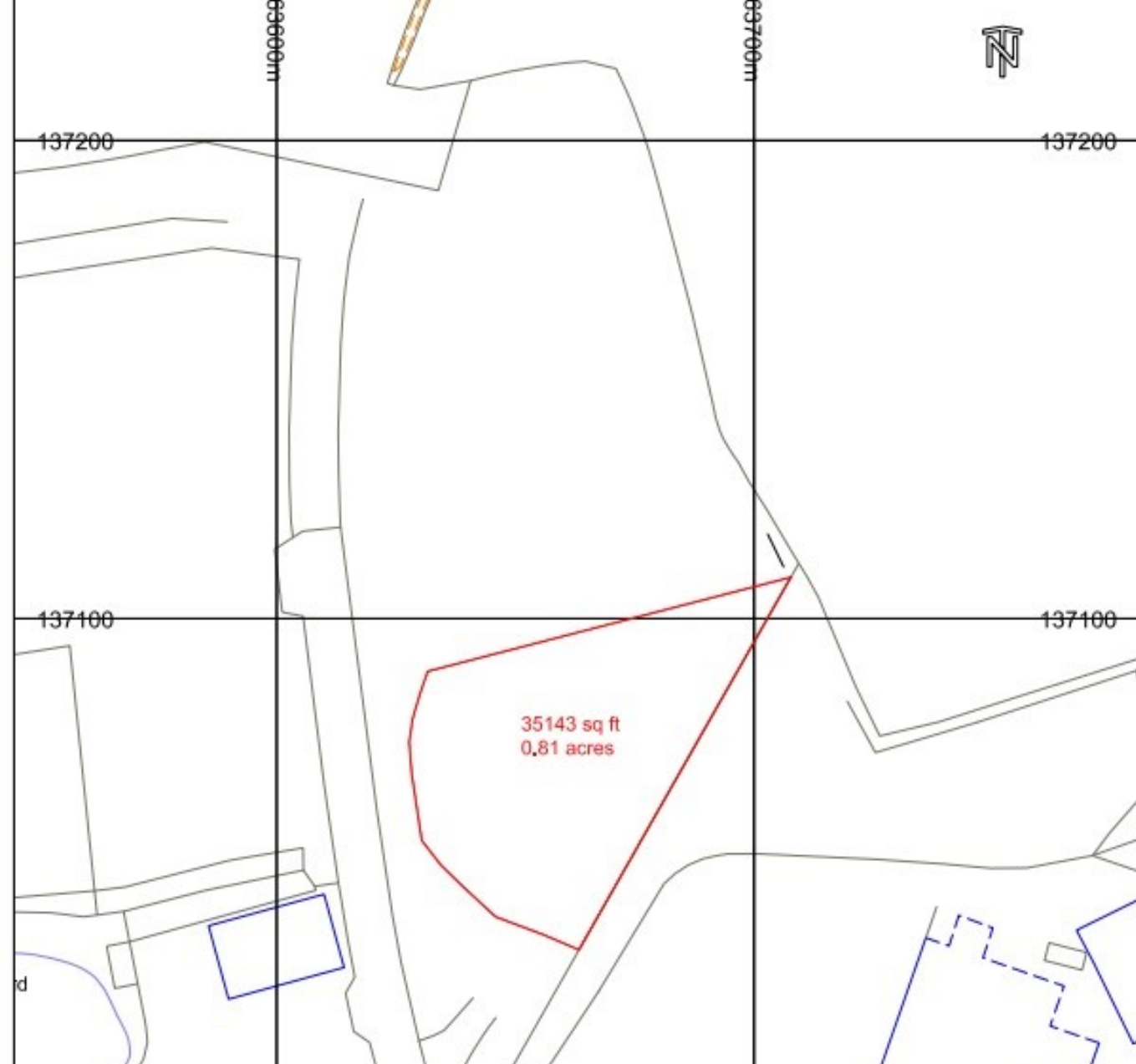
Planning

We understand the property currently has consent for B8 (storage) type uses. It may be suitable for light and general industrial uses, subject to Landlord approval and obtaining the necessary planning consents.

Business Rates

It would appear the property does not yet have a rating assessment. For confirmation on precise rates payable, we recommend that all interested parties make their own enquiries of the local billing authority.





Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Lease Terms

Available on a New Lease at an initial rent of £36,000 per annum, exclusive. An estate charge of £1,500 per annum to apply as a contribution towards common parts (Estate Roads, Security, Drainage).

Legal Costs

The in-going tenant is required to contribute £500 + VAT towards the Landlord's proper and reasonable legal costs.

VAT

We are informed that VAT is payable on the rent.

Energy Performance Certificate

Not required.

Code for Leasing Business Premises

Leasing a commercial property is a complex undertaking and applicants should take professional advice. Useful guidance is available in the Code for Leasing Business Premises, 1st Edition, which is available, for free, online.

Aerial Footage of the Site and Surrounds

<https://www.evercreechjunction.co.uk/>

Viewing

Strictly by appointment by sole agents:

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