

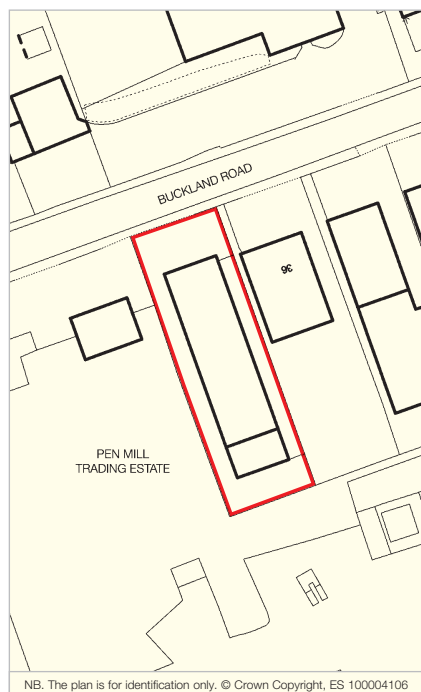
Yeovil

**34 Buckland Road
Pen Mill Trading
Estate
Somerset
BA21 5HA**

- **Freehold Industrial Ground Rent Investment**
- Reviewable ground rent
- Let to Unipart Automotive Limited
- No VAT applicable
- Lease expires 2065
- Rent Review 2027
- Current Rent Reserved

£4,728 pa

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Tenure

Freehold.

Location

Yeovil is an attractive market town with a population of 40,000 which is located 20 miles north of Dorchester, 40 miles south of Bristol and 42 miles west of Salisbury. The town benefits from good communications being a short distance south of the A303, access to which is via the A37 which links to the M5 to the west and M3 to the east. There are also regular rail services to London (Waterloo 2½ hours) immediately to the north-east of the A30 and close to Yeovil Pen Mill Rail Station.

The property is situated on the well established Pen Mill Trading Estate 1 mile to the east of the town centre.

Occupiers close by include Screwfix, Europcar, Jewson and Plumb Center.

Description

The property comprises a level rectangular site upon which a single storey 449.23 sq m (4,836 sq ft - Source: www.voa.gov.uk) trade warehouse unit has been erected.

Tenancy

The entire property is at present let to UNIPART AUTOMOTIVE LIMITED for a term of years from 7th February 1967 to 31st March 2065 at a current rent of £4,728 per annum. The lease provides for ground rent reviews every twentieth year of the term.

Tenant Information

No. of Branches: 200 (Unipart Automotive Partco Autoparts and Express Factor brands).

Website Address: www.unipartautomotive.co.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

We understand an EPC is not required.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor B Shaw Esq, Solomon Taylor & Shaw. Tel: 0207 431 1912 e-mail: barry@solts.co.uk