

Yeovil

44 & 44A Buckland Road

Pen Mill Trading Estate

Somerset

BA21 5HA

- **Freehold Industrial Ground Rent Investment**
- Situated in an established industrial location
- Site of 0.84 hectares (2.09 acres)
- Let to Aggregate Industries UK Ltd on a lease expiring 2065
- No VAT applicable
- Total Current Rents Reserved
£30,005 pa



Tenure
Freehold.

Location

Yeovil is a well established market town with a population of some 40,000 located approximately 40 miles south of Bristol and 20 miles north of Dorchester. The town benefits from good communications being a short distance south of the A303, access to which is via the A37. There are also regular rail services (London Waterloo 2 hours).

The property is situated on the south side of Buckland Road, within a predominantly industrial location, accessed off Lyde Road approximately 0.7 miles east of Yeovil Pen Mill Rail Station.

Occupiers close by include Booker Wholesale, Lidl, Plumb Base, Plumb Centre and Hanson Industries.

Description

The property is arranged on a site extending to some 0.84 hectares (2.09 acres) to provide a yard and electrical substation.

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

For EPC Rating please see website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
44A Buckland Road	Aggregate Industries UK Ltd (1) (Sublet)	Site extending to 0.84 hectares (2.09 acres)	92 years from 13.04.1973 Rent review 2033 and every 20 years to OMV of land FR & I	£30,000 p.a.	Rent Review 2033
44 Buckland Road (Substation)	The Southern Electricity Power Distribution plc	Electrical Substation	99 years from 16.02.1966	£5 p.a.	Reversion 2065

(1) For the year ended 31st December 2015, Aggregate Industries UK Ltd reported a turnover of £1,241,800,000, shareholders' funds of £147,332,000 and a net worth of £105,846,000. (Source: Experian 06.010.2017.)

(2) Rent reviewed to the open market rental value of the land.

Total £30,005 p.a.

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 G Phillips Esq, Solomon Taylor & Shaw. Tel: 0207 431 1912 e-mail: gary@solts.co.uk

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