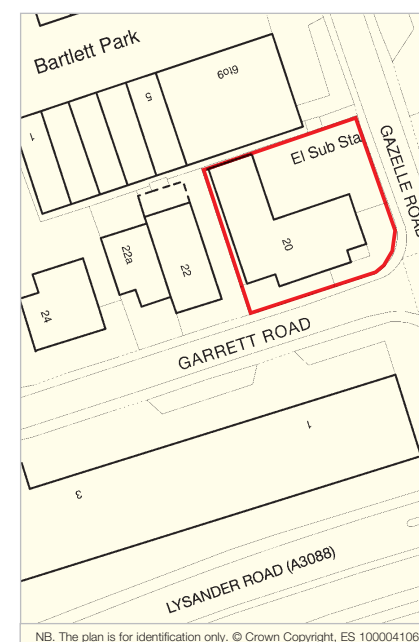
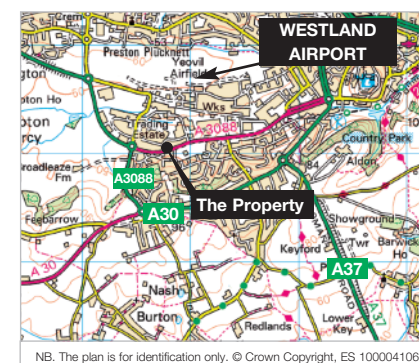


Yeovil

20 Garrett Road Lynx Trading Estate Somerset BA20 2TJ

- **Freehold Industrial Investment**
- Located within established industrial/trading estate immediately to the south of Westland Airport
- Entirely let to Ramp Industries Ltd until 2024
- Rent Review 2019
- Current Rent Reserved
£42,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



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 2½ hours). The property is situated on the north side of Garrett Road within an established industrial estate some 2 miles south-west of Yeovil town centre. Garrett Road is accessed directly from the A3088 which in turn links with the A30 and the wider motorway network. The property is located some 350 yards south of Westland Airport. Occupiers close by include AgustaWestland, Morrisons, B&Q, Koller, Yodel and Screwfix.

Description
The property is arranged on ground and one upper floor to provide a ground floor and part mezzanine industrial unit with rear yard and parking. To the front the property comprises office accommodation over ground and first floors with WCs and staff facilities.

The property provides the following accommodation and GIA dimensions:

Ground Floor Workshop	517.00 sq m	(5,565 sq ft)
Mezzanine Floor Workshop	115.90 sq m	(1,247 sq ft)
Ground Floor Office	41.55 sq m	(447 sq ft)
First Floor Office	60.40 sq m	(650 sq ft)
Total	734.85 sq m	(7,909 sq ft)

Tenancy

The entire property is at present let to RAMP INDUSTRIES LTD for a term of 10 years from 1st July 2014 at a current rent of £42,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants, subject to a photographic schedule of condition.

Tenant Information

Ramp has been manufacturing Ground Support Equipment (GSE) for the Aerospace market for more than 25 years. Some of their clients include Boeing, Ministry of Defence, Thales and AgustaWestland.
Website Address: www.ramp.co.uk
For the year ended 31st March 2014, Ramp Industries Ltd reported a turnover of £3.294m, a pre-tax profit of £349,623, shareholders funds' of £2.371m and a net worth of £2.371m.
(Source: riskdisk.com 10.09.2015)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 94 Band D (Copy available on website).