

Wincanton

Units 1, 2 & 3

18B Bennetts Field Trading Estate

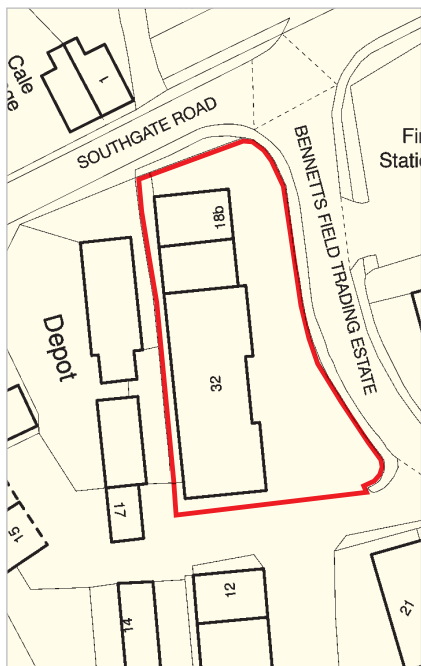
Somerset

BA9 9DT

- **Freehold Industrial Investment**
- Three industrial units totalling 964.85 sq m (10,386 sq ft)
- Located on an established industrial estate
- Total Current Rents Reserved

£56,950 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

The Somerset town of Wincanton lies some 12 miles north-east of Yeovil and approximately 26 miles west of Salisbury. The town is situated immediately to the north of the A303, which links to the M3 Motorway and London to the east and the M5 Motorway, Taunton and Exeter to the west. The property is situated in Bennetts Field Trading Estate, between the town centre and the A303 in an established industrial area.

Description

The property comprises three industrial units arranged on ground floor. Units 1 and 2 benefit from mezzanine floors, which we understand are tenant's improvements, and also interconnect.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

We are advised that an EPC Rating is not required.

No.	Present Lessee	Accommodation		Lease Terms		Current Rent £ p.a.	Next Review/ Reversion
Unit 3	Wyke Farms Ltd	Ground Floor	537.10 sq m (5,781 sq ft)	15 years from 17.04.2008 Effectively FR & I		£37,700 p.a.	Rent Review Upwards Only 17.04.2017
Unit 2	Coffee Merchants UK Ltd with personal guarantor (t/a Coffee Sense)	Ground Floor	124.20 sq m (1,337 sq ft)	8 years from 25.04.2016 Effectively FR & I		£9,500 p.a.	-
		Mezzanine Floor	80.05 sq m (862 sq ft)				
		Total	204.25 sq m (2,199 sq ft)				
Unit 1	Mr R and Mrs A Patrick (t/a Coffee Sense)	Ground Floor	124.65 sq m (1,342 sq ft)	New lease until 24.04.2024 (without break or rent review)		£9,750 p.a.	-
		Mezzanine Floor	98.85 sq m (1,064 sq ft)				
		Total	223.50 sq m (2,406 sq ft)				
		Total	964.85 sq m (10,386 sq ft)				
				Total £56,950 p.a.			

Unit 1 – 2 months rent free to be topped up by vendor.
Unit 2 – 1 year rent free to be topped up by vendor.

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

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