

HENSTRIDGE

STORAGE DEPOT

FOR SALE

1.25 ACRES / 0.506 HA



**DEPOT – 13 MARSH LANE HENSTRIDGE TEMPLECOMBE
BA8 0TG**

Victoria House • Victoria Street • Taunton TA1 3FA • Fax: 01823 353133

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LOCATION

Henstridge Marsh is an established employment area to the south of Templecombe. It is conveniently located within 1.5 miles of the A30 trunk road, approximately 7.5 miles from the A303 at Wincanton. Henstridge has a diverse manufacturing and warehousing sector with major occupiers nearby including BCA Car Auctions, Cefetra Wessex and AJN Steelstock.

The property is located to the south of Marsh Lane and the location of the property is shown on the attached plans.

DESCRIPTION

The property is currently occupied by Biffa as a vehicle depot but will become vacant by March 2020, unless an earlier date is agreed. The property has potential for a variety of open storage uses. Features include:

- Concrete surface with drainage and oil interceptors
- Secure fenced boundaries with steel gates
- 3-phase power supply
- Two small workshop buildings. The portable office currently on site is to be removed.

SITE AND FLOOR AREAS

The site has an area of **1.25 acres** (5,060 m²).

Open fronted workshop	937 ft ²	87.04 M ²
Enclosed workshop	<u>422 ft²</u>	<u>39.18 M²</u>
Total	1,359 ft²	126.22 M²

PRICE

The property is available for sale freehold with vacant possession.

Price: Offers are invited in excess of £225,000.

VAT will not apply to the sale of this property.

RATES & ENERGY PERFORMANCE

The entry within the 2010 Rating List relating to the property is as follows:

Description	Rateable Value
Workshop & Premises	£13,250

For details of rates payable please contact South Somerset District Council (Tel 01935 462462)

Energy Performance Certificate: Not applicable

LEGAL COSTS

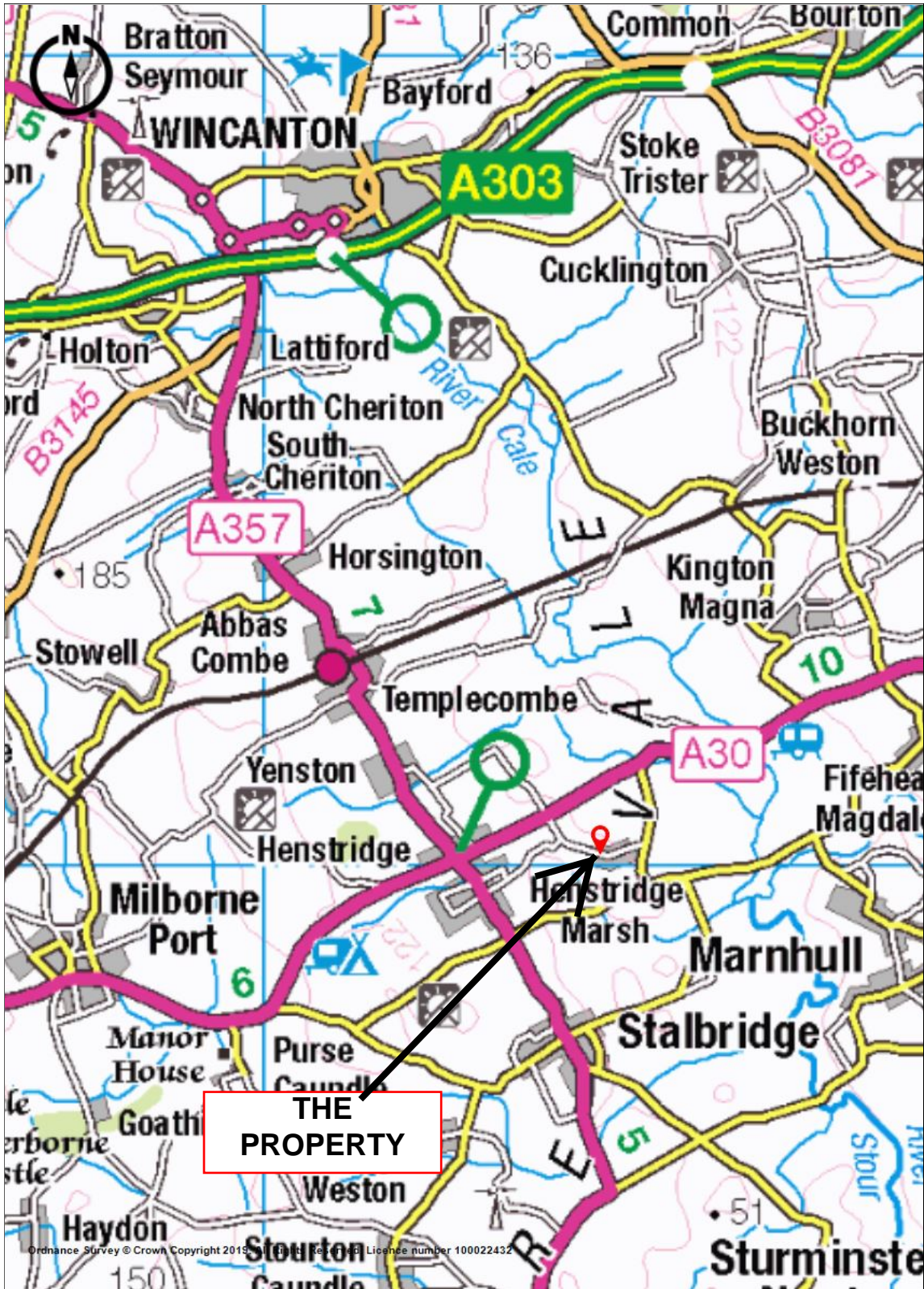
Each party is to pay their own legal costs incurred in the transaction.

FURTHER INFORMATION AND VIEWING

Contact: Nigel Hatfield, Hatfield White on 01823 353033 nhatfield@hatfieldwhite.co.uk

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