

TAUNTON

SHOWROOM/TRADE COUNTER/WAREHOUSE

FOR SALE

BUILDINGS 1,332.35 M² / 14,341 FT²
(SITE AREA APPROX 0.80 acres)



**FORMER PASQUILL PREMISES
LIVINGSTONE WAY
BINDON ROAD
TAUNTON TA2 6BD**

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LOCATION

Taunton, population circa 65,000, is situated to the north of the M5 Motorway some 35 miles north east of Exeter, and 45 miles south-west of Bristol. The property is situated on Livingstone Way within the Bindon Road Business Park, a few miles to the north of the town centre. Road access from J26 of the M5 motorway is along the A38 from the Chelston Roundabout, or J25 at Taunton. Nearby occupiers include McColls, Matalan, Chaplins Superstore, K&R Mitsubishi, Mademoiselle Desserts Group, XPO Logistics.

DESCRIPTION

The property comprises a modern detached light industrial building with showroom, together with a second store building, situated within a fenced compound which also provides on-site parking and a hard surfaced yard. The property offers the following features:

- Modern warehouse building constructed circa 1980s
- Min eaves height 5.22 m (17 ft 2 in)
- 3 no Roller shutter loading doors height: 5.0 m and width: 3.51 m over two elevations
- Adjoining showroom building
- 16 marked car parking spaces
- Separate male/female WC accommodation
- Kitchen/Staff facilities
- Power & lighting installed
- Separate yard store building
- Hard surfaced fenced yard area
- Prominent roadside position

FLOOR AREAS

		Gross Internal Floor Areas	
Main Building	Ground Floor Warehouse/Offices	641.89 m ²	6,909 ft ²
	Ground Floor Staff Welfare	76.19 m ²	820 ft ²
	Ground Floor Offices/Showroom	208.58 m ²	2,245 ft ²
	Mezzanine Storage	111.50 m ²	1,200 ft ²
Yard Store Building	Ground Floor Warehouse	<u>294.19 m²</u>	<u>3,167 ft²</u>
TOTAL		1,332.35m²	14,341ft²

PLANNING

The entire property benefits from planning consent under application ref **34/08/0038** for timber truss manufacturing. The property is considered suitable for B1 (Business)/B2 (Industrial)/B8 (Warehousing) uses subject to necessary consents. Interested parties should make their own enquiries of Somerset West and Taunton Council.

TERMS

The entire property is available for sale freehold subject to full vacant possession.

Price: Offers in Excess of £875,000 exclusive of VAT

(Alternatively the vendor may consider a sale subject to a leaseback of part – details upon request)

RATES & ENERGY PERFORMANCE

Rateable Value 2017 Rating List

Description: Factory & Premises RVE45,250

For details of rates payable please contact Somerset West & Taunton Council on 01823 356324.

Energy Performance Certificate: **Band D (92)**

LEGAL COSTS

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

FURTHER INFORMATION AND VIEWING

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