



**Whiteball Garage
Wellington
Somerset
TA21 0LT**

**Former garage site with
industrial unit and offices
for sale by online auction**

- Warehouse of 166.91 Sqm plus shop, offices and external stores.
- Yard to front with parking for 20-30 vehicles.
- Main road frontage onto the A38 Wellington to Tiverton Road.
- Wellington 3 miles and Junctions 26 and 27 of M5 motorway 5 miles.

LOCATION

Whiteball Garage occupies a prominent roadside position adjoining the A38 Wellington to Tiverton road.

Wellington, located 3 miles away, provides a range of shopping facilities, restaurants, a dental practice, medical centre, cinema, a sports centre with indoor swimming pool, and primary and secondary schooling.

Taunton, the county town of Somerset is located approximately 9.5 miles to the east and provides further amenities and facilities including a hospital, theatre and multiplex cinema.

Equidistant to both J26 and J27 of the M5 motorway within 5 miles.

DESCRIPTION

Former garage site with industrial unit and offices for sale by online auction.

GIA of 166.91 Sqm (1,796 Sqft)

Warehouse of 21.51m x 7.76m with concertina sliding wooden doors with a width 3.46m and a height 3.29m. Inspection pit, fluorescent lighting and UPVC double glaze windows to both sides. Metal steps lead up to a mezzanine of 2.35m x 2.06m giving access into the offices.

Within the warehouse are two wooden stores. Store 1 of 2.84m x 2.00m with fluorescent lighting and office/store 2 of 2.29m x 2.20m.

Office 1 of 2.93m x 2.76m with window to front and door leading to WC facilities. Fluorescent lighting and access to roof void.

Door from mezzanine leading into a kitchen area and door leading into:

Office 2 of 5.54m x 4.45m with UPVC double glazed frosted window to rear, UPVC double glazed window to side and fire exit.

The WC facilities are externally accessed via a UPVC door from the side of the building. The units have been let separately previously with each unit (warehouse and shop) having an individual WC facility.

Shop with two rooms. Room 1 of 6.91m x 4.22m and room 2 of 4.46m x 4.26m.

Store of 4.49m x 1.07m with limited eaves height adjoining the shop.

Detached store of 5.60m x 3.40m with double pedestrian wooden doors to front and a side pedestrian door.

Outside:-

Concrete and asphalt yard to front with main road frontage onto the A38 with parking for 20-30 vehicles.

To the side of the building is a parking area for 2 further vehicles accessed from Whiteball Hamlet.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice.

	Sqm	Sqft
Warehouse	166.92	1796.71
Mezzanine	4.84	52.09
Store 1	5.68	61.14
Office/ Store 2	5.04	54.25
Office 1	8.09	87.08
Kitchen area		
Office 2	24.65	265.33
Room 1 (shop)	29.16	313.88
Room 2 (shop)	19.00	204.51
Store	4.80	51.67
Detached store	19.04	204.94

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RATEABLE VALUE

According to the Valuation Office, the rateable values are £11,000 and £5,400. Interested parties are advised to make their own enquiries.

GUIDE PRICE & METHOD OF SALE

The property is offered for sale by online auction with a guide price* of £250,000 with an auction finish time of 12noon on Thursday 15th October 2026.

The property will be sold subject to a reserve price**. For further information, to register to bid, and review the auction pack, visit www.carterjonas.co.uk/property-auctions

*The guide price is the minimum price at which the seller is prepared to sell at the date of publication.

**The reserve price is the minimum price at which the auctioneer is authorised by the seller to sell the lot at auction. The lot may be sold to the highest bidder at or above the reserve price but the auctioneer is not authorised to sell at a figure below the reserve price. Both the guide price and the reserve price are subject to change.

Potential purchasers should ensure that they register their interest in the property and regularly check for updated information regarding the property, including changes to the guide price.

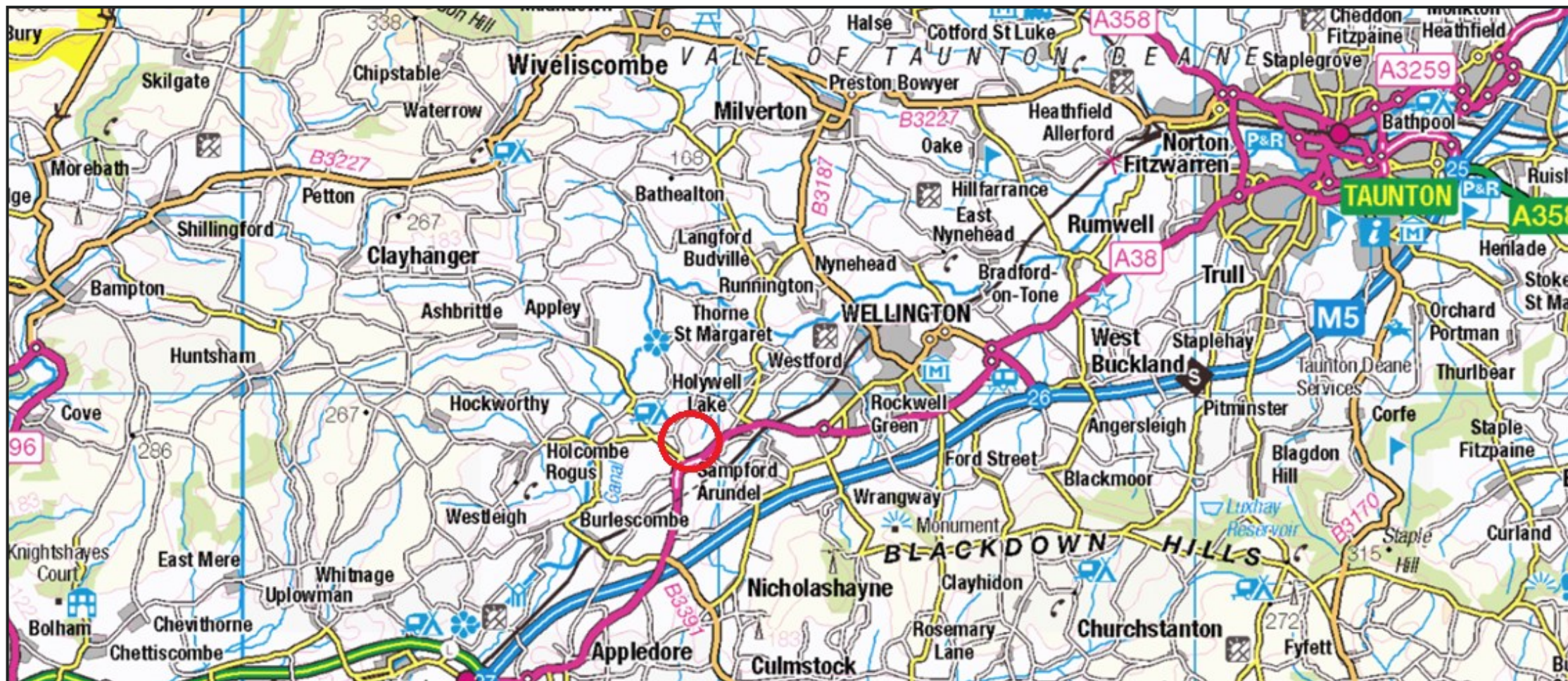
VIEWING

All viewings should be made through the sole agent, Carter Jonas:

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FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

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IMPORTANT INFORMATION

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