



**Warehouse Unit
Bath Road
Haydon
Wells
BA5 3EF**

Warehouse Unit on 2.85 acres

Approximately 6,713 Sq Ft (623.69 Sq M)

- **Rare Freehold Opportunity**
- **Well Located for A37 & Wells**
- **Extensive Yard Area**
- **Planning Consent to build 20,000 sq ft**

LOCATION

The property is well located just off the B3139, 2.5 miles north-east of Wells and 2.5 miles from the main A37.

DESCRIPTION

The site comprises an industrial warehouse building on a generous site extending to circa 2.85 acres.

The warehouse is high bay and of portal framed construction with concrete block and insulated steel-clad elevations under a pitched insulated steel-clad roof incorporating roof lights. The warehouse has the benefit of LED lighting, two electrically operated loading doors and a minimum eaves height of 8m and a height to pitch of 9.35m.

The warehouse building and office situated at the eastern end of the site has been sold to a third party occupier together with rights reserved for car parking.

SALE PRICE

£1,500,000 exclusive.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area basis. The floor areas are noted below:

	Sq M	Sq Ft
Warehouse Building	623.69	6,713
Total	623.69	6,713

Site extends to circa 2.85 acres (1.155 hectares)

TENURE

Freehold.

PLANNING

The property is currently used for Light Industrial, Manufacturing and Storage & Distribution. There is also planning consent to build 20,000 sq ft.

Prospective purchasers are advised to make their own enquiries with the Local Planning Authority.

Email: planningboard@mendip.gov.uk

Tel Number: 0300 303 8588

SERVICES

Prospective purchasers are advised to make their own investigations as to the availability, state, condition and capacity of services.

BUSINESS RATES

According to the Valuation Office Website, the property has a Rateable Value of £30,000 and is described as a Warehouse and Premises.

Prospective purchasers are advised to make their own enquiries in respect of the exact rates payable.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

VAT

All figures quoted are exclusive of VAT, if applicable.

EPC

The property has been assessed as having an Energy Performance Asset Rating of D (83).

VIEWINGS

Access can be provided for viewings however, in order to maintain safety for all parties prospective purchasers are requested to strictly adhere to the latest government guidance concerning Covid 19 Rules and maintain social distancing at all times.

SUBJECT TO CONTRACT





FURTHER INFORMATION

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