

# Lot 11, Unit 2, Glenmore Business Park, Challenger Way, Yeovil,

**Somerset BA22 8XG**

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



# Lot 11, Unit 2, Glenmore Business Park, Challenger Way, Yeovil, Somerset BA22 8XG

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)

## Property Information

### Freehold Warehouse/Industrial Investment

- Let to Home Table Ltd
- New 5 year lease from February 2023 (subject to option)
- Approximately 1,400 sq ft including two car parking spaces
- Park recently constructed in 2022
- Popular industrial trading location
- Nearby occupiers include Volkswagen, Ford, Toyota, Land Rover, Audi, BMW, Screwfix, Halfords, Travis Perkins, Subway and KFC

#### Lot

11

#### Auction

30th March 2023

#### Rent

£15,500 per Annum Exclusive

#### Status

Available

#### Sector

Industrial/Warehouse

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

40 miles south of Bristol, 47 miles north east of Exeter, 50 miles north west of Bournemouth

#### Roads

A37, A303, A359, M5

#### Rail

Yeovil Pen Mill Station

#### Air

Exeter Airport and Bristol Airport

### Situation

The property is situated in Glenmore Business Park, a new development of 42 units in a landscaped setting in an established commercial area in Yeovil. The property is situated close to Yeovil town centre and within easy reach of the A37, A303 and the M5. Other occupiers on the Park include Travis Perkins, GSF Car Parts, and Atlantas Marine with other nearby occupiers include Volkswagen, Ford, Toyota, Land Rover, Audi, BMW, Screwfix, Halfords, Travis Perkins, Subway and KFC.

### Tenure

Freehold.

### EPC

Band B

### Description

The property comprises a warehouse arranged on the ground and first floors, with 6m eaves height and a roller shutter loading door. The tenant has the right to use 2 car parking spaces to the front.

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 11, Unit 2, Glenmore Business Park, Challenger Way, Yeovil,

## Somerset BA22 8XG

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (GIA)	Floor Areas Approx sq ft (GIA)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Warehouse Warehouse	84.54 44.50	(910) (479)	HOME TABLE LTD (1)	5 years from 06/02/2023 on a full repairing and insuring lease	£15,500	06/02/2026 (2)
<b>Total</b>		<b>129.04</b>	<b>(1,389)</b>				

(1) Home Table Ltd are a private dining and catering business that operate exclusively in the south-west of England ([www.hometabledining.com](http://www.hometabledining.com))

(2) The lease is subject to a tenant only option to determine on 06/02/2026



# Lot 11, Unit 2, Glenmore Business Park, Challenger Way, Yeovil, Somerset BA22 8XG

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



Glenmore  
Business Park



# Lot 11, Unit 2, Glenmore Business Park, Challenger Way, Yeovil,

**Somerset BA22 8XG**

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)





**Lot 11, Unit 2, Glenmore Business Park, Challenger Way, Yeovil,  
Somerset BA22 8XG**

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)





**Lot 11, Unit 2, Glenmore Business Park, Challenger Way, Yeovil,  
Somerset BA22 8XG**

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)





# Lot 11, Unit 2, Glenmore Business Park, Challenger Way, Yeovil,

**Somerset BA22 8XG**

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)

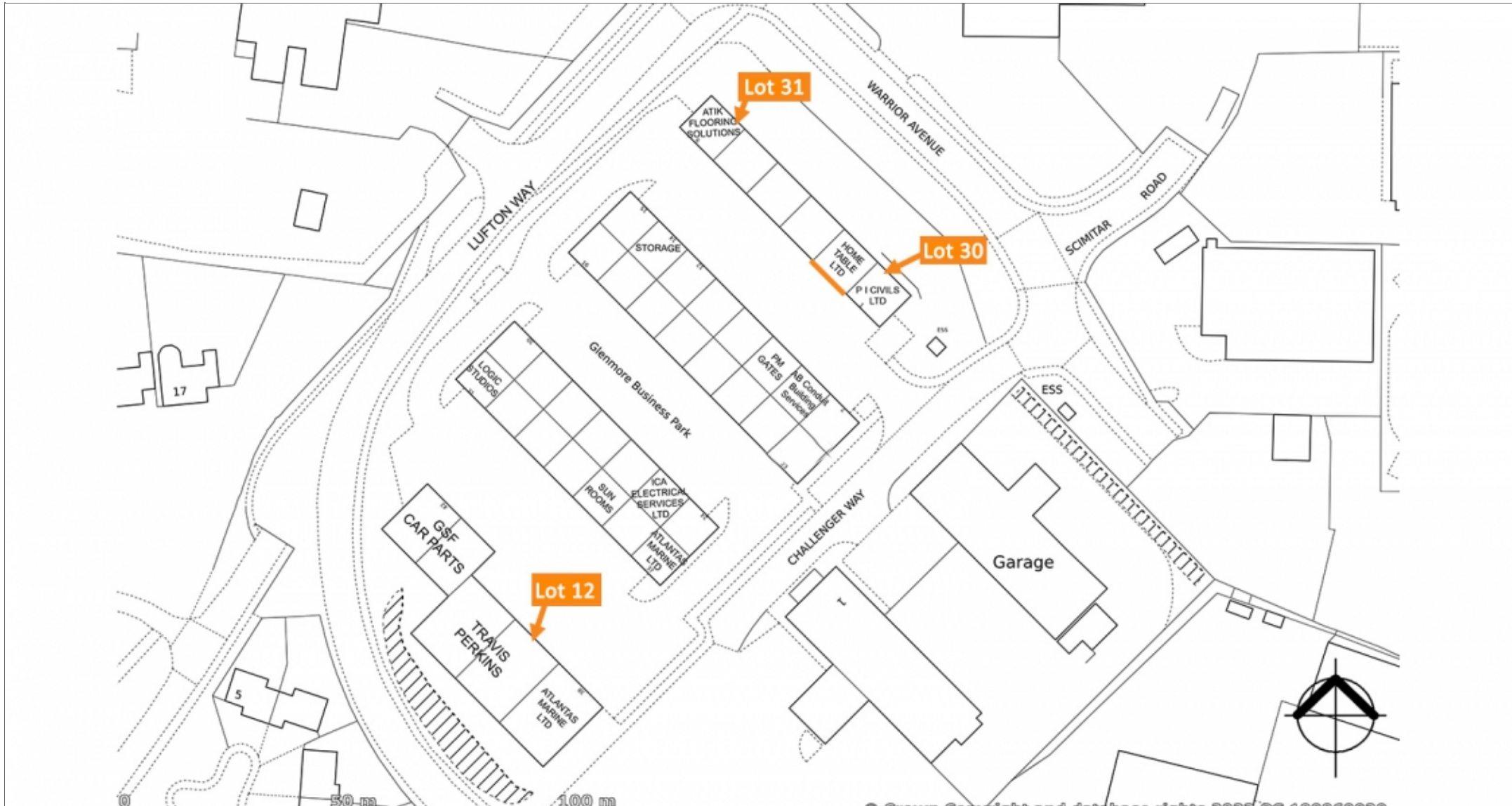




# Lot 11, Unit 2, Glenmore Business Park, Challenger Way, Yeovil,

Somerset BA22 8XG

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)

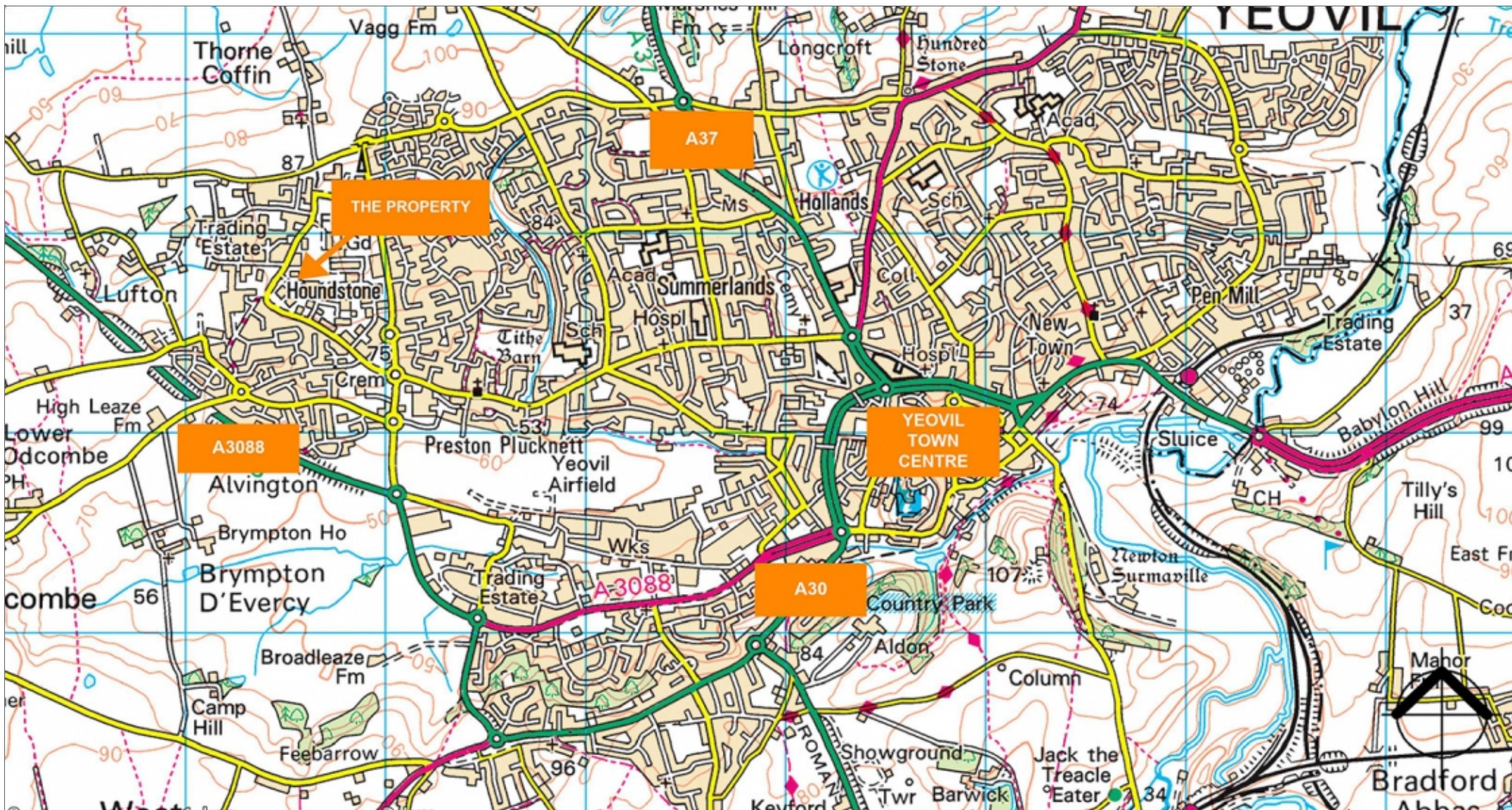




# Lot 11, Unit 2, Glenmore Business Park, Challenger Way, Yeovil,

Somerset BA22 8XG

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)





# Lot 11, Unit 2, Glenmore Business Park, Challenger Way, Yeovil,

## Somerset BA22 8XG

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



## Contacts

### Acuitus

#### David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

#### Henry John

+44 (0)20 7034 4860

+44 (0)7876 884 320

[henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Seller's Solicitors

#### Seddens Solicitors

5 Portman Square

London

W1H 6NT

#### Sangeeta Somchand

020 7725 8048

[sangeeta.somchand@seddens.co.uk](mailto:sangeeta.somchand@seddens.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020