

Lot 30, Unit 1, Glenmore Business Park, Challenger Way, Yeovil,

Somerset BA22 8XG

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Warehouse/Industrial Investment

- Let to P I Civils Limited
- New 5 year lease from February 2022 (no breaks)
- Approximately 1,400 sq ft
- 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

30

Auction

30th March 2023

Rent

£15,750 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 Bourmemouth

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 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

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (GIA)	Floor Areas Approx sq ft (GIA)	Tenant	Term	Rent p.a.x.
Ground First	Warehouse Warehouse	85.19 44.69	(917) (481)	P I CIVILS LTD (1)	5 years from 23/02/2022 on a full repairing and insuring lease	£15,750
Total		129.88	(1,398)			£15,750

(1) P I Civils Limited are a builders merchants who specialise in construction engineering and have expanded since their incorporation in Eastbourne in 2018.

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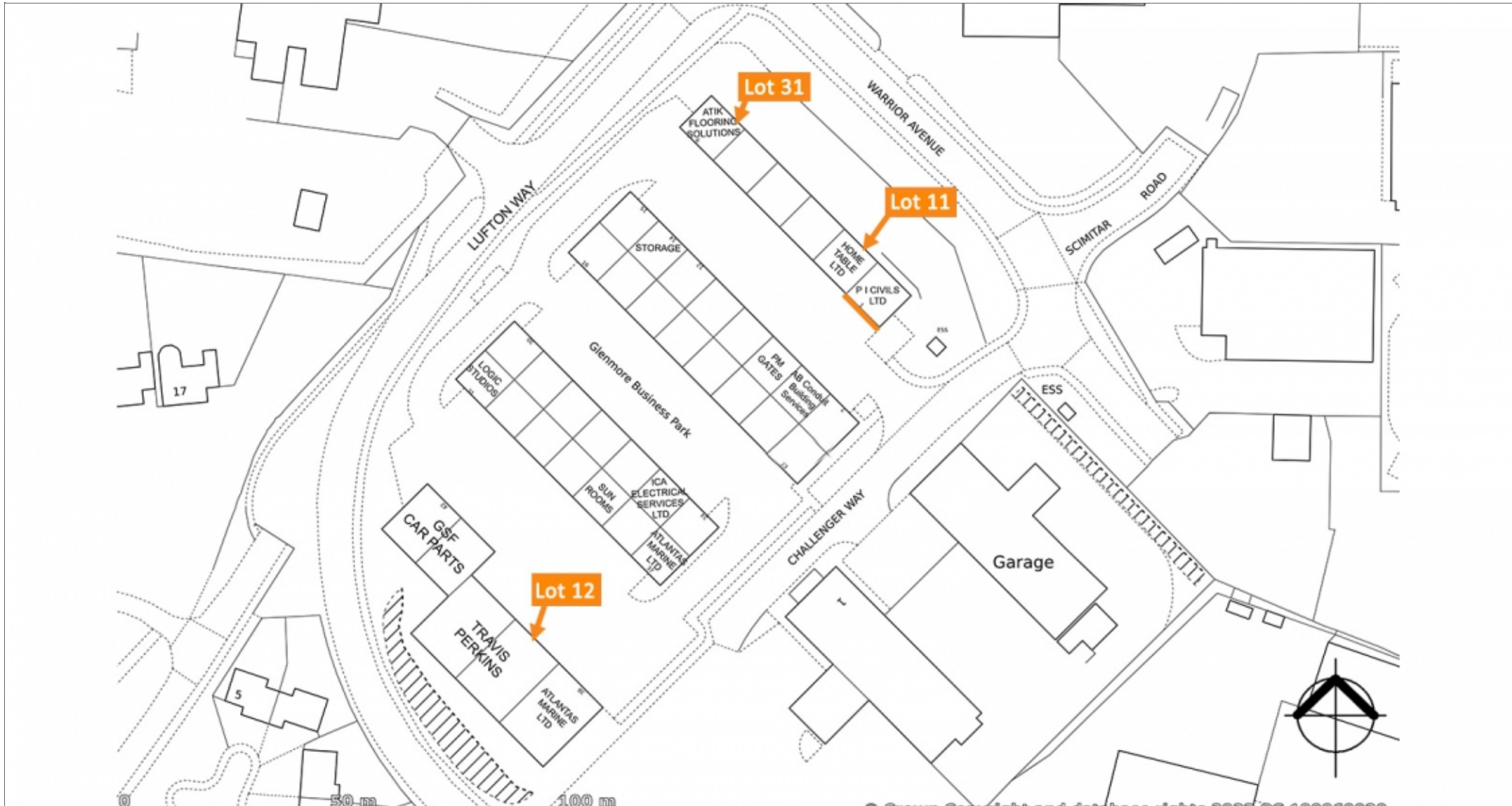
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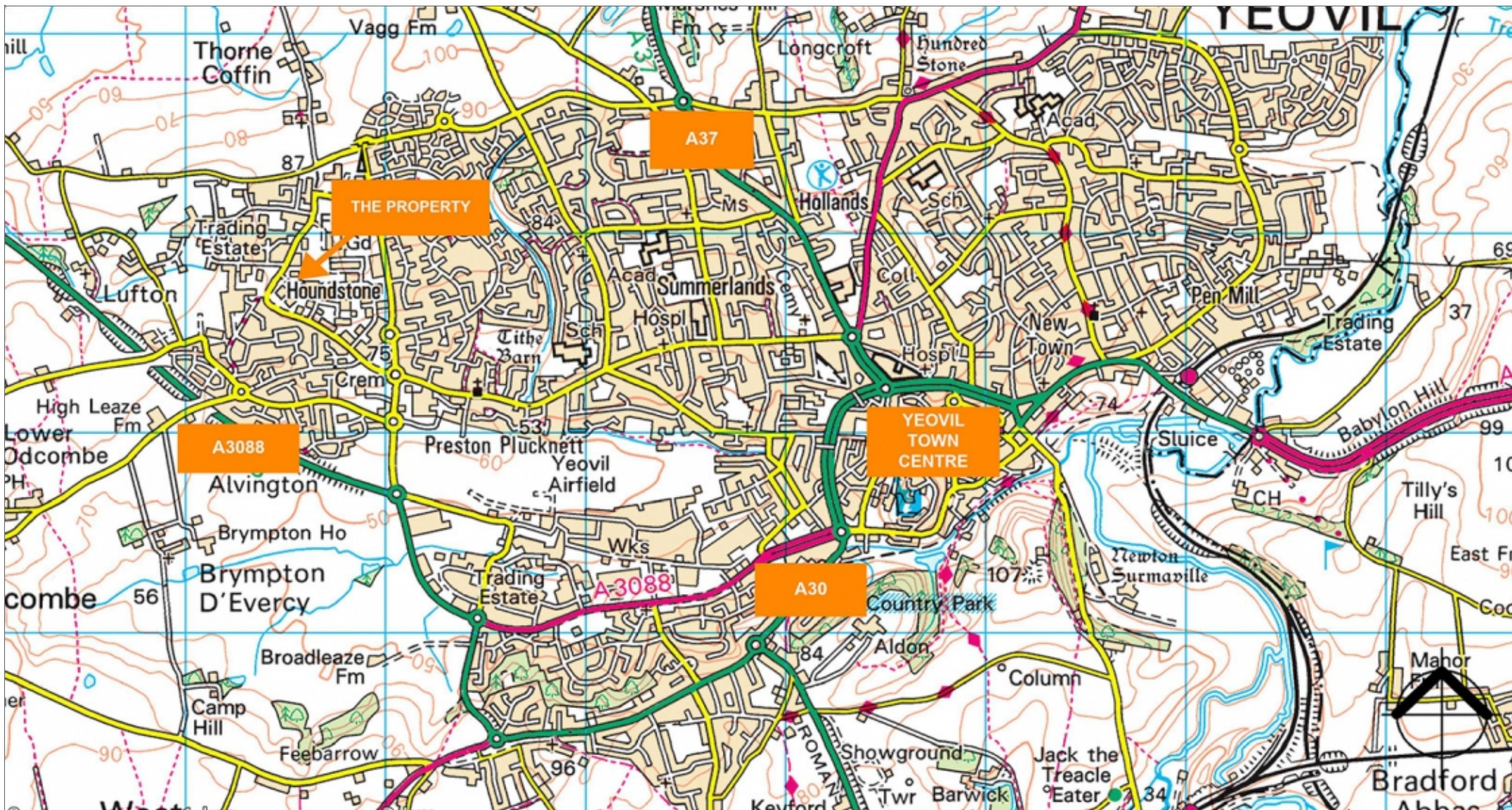
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September 2020