FOR LEASE

The Old Market

North Street
Langport
Somerset, TA10 9RQ

WORKSHOP / INDUSTRIAL / TRADE COUNTER

6,034 sq ft (560.60 sq m)
on 0.66 acres (0.27 ha)

- Detached workshop / industrial / trade counter unit.
- Incorporating trade counter, timber trade counter extension, steel portal frame warehouse, stores, timber lean-to and first floor offices.
- Large front car park with 16 marked spaces with potential for more.
- Large rear secure fenced yard with concrete / tarmacadam surface.
- Prominently situated fronting A378 North Street.
- Adjacent to Tesco superstore.

CONTACT US

PHILIP CRANSTONE
Director
+44 (0)117 943 5873
Philip.cranstone@cbre.com

ALEX QUICKE
Graduate Surveyor
+44 (0)117 943 5798
Alex.quicke@cbre.com

CBRE OFFICES
Floors 13 & 14, Clifton Heights,
Triangle West, Clifton,
Bristol, BS8 1EJ
T +44 (0)117 943 5757

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PROPERTY OVERVIEW

ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

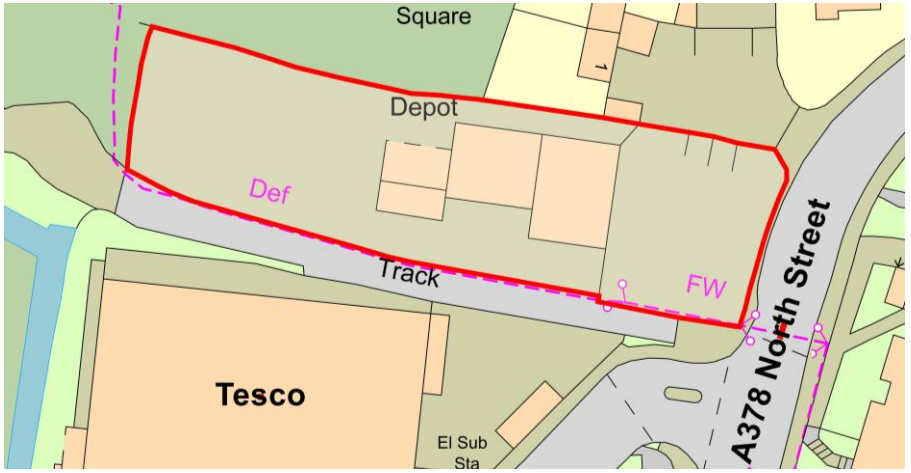
Accommodation	Sq M	Sq Ft
Trade Counter	120.10	1,293
Timber Trade Counter Extension	78.40	844
Warehouse	126.60	1,362
Stores	56.20	605
Timber Lean-to	57.60	620
First Floor Offices / Ancillary	121.70	1,310
Total GIA	560.60	6,034
Site Area	0.27 ha	0.66 acres

SERVICES

We understand that mains services are provided to the property including water, drainage, and electricity.

DESCRIPTION

+ Detached workshop / industrial / trade counter unit.
+ Incorporating trade counter, timber trade counter extension, steel portal frame warehouse, stores, timber lean-to and first floor offices.
+ 3.03m eaves and 2.52m clear internal height to the warehouse.
+ Loading door measuring 4.04m wide by 2.51m high.
+ Large front car park with 16 marked spaces with potential for more.
+ Large rear secure fenced yard with concrete / tarmacadam surface.



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PROPERTY OVERVIEW

FURTHER INFORMATION

PLANNING

The property has previously been used as a Builders Merchants, and we anticipate would also be suitable for Class B1(c) Light Industrial, Class B2 General Industrial, and Class B8 Storage & Distribution uses, subject to any necessary planning consent. Interested parties are advised to make their own enquiries with the local planning authority in respect of the current permitted use and their proposed use.

RATEABLE VALUE

The property is listed in the Valuation List 2017 as Builders Merchant and Premises, with a Rateable Value of £40,750.

ENERGY PERFORMANCE

A full Energy Performance Certificate (EPC) is available upon request. The property has been given an EPC rating of D (78).

TENURE

The property is held by way of an existing Full Repairing and Insuring (FRI) lease, expiring 1st February 2024. The property is available by way of an assignment or a new Full Repairing and Insuring (FRI) sublease, subject to status.

RENT

Upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

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LOCATION TA10 9RQ

SITUATION

+ Prominently situated fronting A378 North Street in the centre of Langport, close to the junction with the A372.
+ A378 connects to A358 which provides access to Junction 25 of the M5 motorway and Taunton.
+ A372 connects Bridgwater with the A303 and A37, at Podimore just to the north of Yeovil.
+ Adjacent to Tesco superstore.

TRAVEL DISTANCES

+ Junction 25 of the M5 motorway – 11.90 miles (19.10 km)
+ Bridgwater – 12.20 miles (19.70 km)
+ Taunton – 14.70 miles (23.70 km)
+ Yeovil – 13.50 miles (21.80 km)
+ Bristol – 58.80 miles (94.70 km)

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