gth



Business / Industrial Units — For Sale

Units @ Bartlett's Farm, Godney Road, Glastonbury, BA6 9AF

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- Modern business units with parking.
- Ground floor warehouse with offices above.
- Located close to the A39, Glastonbury and Street.
- Units totalling 2,190 sq ft spread over two floors.

Freehold for Sale £220,000



Location

Barlett's Farm units are located on the western outskirts of Glastonbury, close to Abbey Moor Stadium and approximately 0.5 miles from the A39.

Glastonbury has a population of approximately 8,500 residents. The town is located near the A39 and approximately 2 miles from Street & Clarks Village and 7 miles from the City of Wells.

Description

A range of mid and end of terrace two storey units of steel portal frame with blockwork and metal clad elevations under a pitched insulated roof with translucent light panels. Parking is available along the frontage of the property.

The ground floor consists of a warehouse with polished concrete floor, roller shutter door, pedestrian door, suspended ceiling grid with inset lighting and a WC.

The first floor is separated from the ground floor by a block & beam flooring and provides open plan offices/stores with kitchenette and WC facilities.

Accommodation (Approximate G.I.A)

Ground Floor	101.73sq m	1,095sq ft
First Floor	101.73sq m	1,095sq ft
Total	203.46sq m	2,190sq ft

Rateable Value

There are two rateable values applicable to each combined unit:

Ground Floor Warehouse has a ratable value of £7,100

First Floor Office has a ratable value of £4,600.

EPC

Existing units have asset ratings ranging from B40 - E111.

Tenure

The units are available freehold with vacant possession at a guide price of £220,000.

An estate charge will be payable in respect of the maintenance, repair and management of the communal areas, together with the provision of water and foul drainage services.

VAT

We are advised the property is registered for VAT, VAT will be payable on the purchase price and estate management charges.



Viewing

Strictly by appointment with Greenslade Taylor Hunt.
Joseph Hughes / Robert Clark

Email: commercial.yeovil@gth.net / commercial@gth.net
Tel: 01935 423474 / 01823 334455

Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.





