

Business / Industrial Unit — For Sale

Units 7 & 8 Bartlett's Farm, Godney Road, Glastonbury, BA6 9AF

gth.net

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- A pair of connected adjoining business units.
- Open plan warehousing with minimum eaves height of 6.25m.
- Located close to the A39, Glastonbury and Street.
- Total floor area 2,326sq ft.

Freehold for Sale: £280,000



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

Units 7 & 8 are a pair of connected adjoining business 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, two roller shutter doors, two pedestrian doors and LED lighting.

The units benefit from a minimum eaves height of 6.25m rising to 7.25m, electric roller shutter doors, 3-phase electric and pipework for the installation of WCs.

Accommodation (Approximate G.I.A)

Ground Floor	216.07sq m	2,326sq ft
Total	216.07sq m	2,326sq ft

Rateable Value

There are two rateable values applicable to these units:

Unit 7 has a ratable value of £7,100

Unit 8 has a ratable value of £7,100.

EPC

Units 7-8 have an assessment rating of B(40).

Terms

The property is available freehold with vacant possession at a guide price of £280,000.

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, therefore VAT will be payable on the agreed sale 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.





