



gth

FOR SALE: Industrial Estate Investment

Rose Mills Industrial Estate, Ilminster, Somerset, TA19 9PS

Investment Summary

- Located less than half a mile from the A303.
- A mixed-use industrial estate providing a mix of small and large business units with ample parking.
- Multi-let investment providing different income streams and reduced risk.
- Long standing tenants in situ.
- Redevelopment potential to increase income.
- Articulated vehicle access.
- Total approximate floor area 29,522 sq ft.
- 100% of available units let.
- Guide price £1,500,000 The above reflects £50.80 psf.
- Leases and schedule of income available upon request for serious parties only.

Guide Price £1,500,000



Location

Rose Mills Industrial Estate occupies a prominent position just off Hort Bridge, less than half a mile from Ilminster town centre. The estate benefits from excellent access to the A303 and A358, the former being one of the South West's main east-west arterial routes.

Ilminster, which has a population of approximately 6,000, is an attractive market town with good road communications being within 1 mile of the A303 London to Penzance trunk road. The town is 12 miles east of the county town of Taunton and 14 miles west of Yeovil, whilst both Exeter and Bristol are readily accessible.

Description

Rose Mills Industrial Estate is a mixed-use industrial estate on a site of approximately 1.73 acres, comprising a mix of industrial, office, hospitality and open storage accommodation.

The Mill House is a Grade II listed two storey building constructed of stone and brick elevations under a pitched tiled roof. The ground provides a mix of cellular and open plan office/studio accommodation. The first floor provides offices/studio areas and a café area.

Units 2 & 3 and 3b comprise a 3 storey former mill building constructed of ham stone rubble elevations under a tiled pitched roof. The ground floor is largely open plan gym, as is the mezzanine.

Units 4B, 5, 6 and 7 adjoin the former mill providing industrial accommodation. Unit 4B is a small unit of brick elevations under a tiled lean to roof. Unit 5, 6 and 7 provide industrial accommodation with brick elevations with unit 5 being a tiled roof and units 6 and 7 being pitched single skin steel sheet roofs.

Units 10A - F are mostly small storage units constructed of rendered block elevations under a single skin pitched fibrous cement roof.

Units 11 - 14 comprise a detached terrace of modern industrial units constructed of part brick facing block elevations, clad and roofed in insulated steel sheet.

The site provides ample parking for the occupiers in addition to loading and unloading areas with 24 hour access available to all occupiers.



Accommodation

Unit	1st Level	2nd Level	Total Floor Area	EPC	Rateable Value
1	Compound: 300.58 sq m / 3,235sq ft		300.58 sq m / 3,235 sq ft	N/A	
Mill House	Ground Floor: 221.56 sq m / 2,385 sq ft	First Floor: 221.22 sq m / 2,381 sq ft	442.78 sq m / 4,766 sq ft	B(48)	Multiple rateable values, Available upon request.
2 & 3	Ground Floor: 289.33 sq m / 3,114 sq ft	First Floor: 189.12 sq m / 2,036 sq ft	478.45 sq m / 5,150 sq ft	D(79)	£12,250 pa
3B	First Floor: 112.45 sq m / 1,210 sq ft		112.45 sq m / 1,210 sq ft		£5,300 pa
4B	Ground Floor: 39.41 sq m / 425 sq ft		39.41 sq m / 425 sq ft	C(71)	£17,000 ?
5	Ground Floor: 211.36 sq m / 2,275 sq ft		211.36 sq m / 2,275 sq ft	C(54)	£11,000 pa
6	Ground Floor: 91.19 sq m / 982 sq ft		91.19 sq m / 982 sq ft		
7	Ground Floor: 91.19 sq m / 982 sq ft	Mezzanine: 18.12 sq m / 196 sq ft	109.31 sq m / 1,178 sq ft	E(102)	£7,00 0 pa
10A	Ground Floor: 168.06 sq m / 1,809 sq ft		168.06 sq m / 1,809 sq ft	E(117)	£10,500 pa
10B	Ground Floor: 87.75 sq m / 945 sq ft		87.75 sq m / 945 sq ft	E(106)	£7,100 pa
10C	Ground Floor: 55.70 sq m / 600 sq ft		55.70 sq m / 600 sq ft	C(56)	£4,500 pa
10D	Ground Floor: 43.50 sq m / 468 sq ft		43.50 sq m / 468 sq ft	C(74)	£4,800 pa
10E	Ground Floor: 41.87 sq m / 451 sq ft		41.87 sq m / 451 sq ft		£4,000 pa
10F	Ground Floor: 45.62 sq m / 492 sq ft		45.62 sq m / 492 sq ft	C(58)	£4,350 pa
11	Ground Floor: 65.26 sq m / 703 sq ft	Mezzanine: 33.48 sq m / 361 sq ft	98.74 sq m / 1,064 sq ft	E(101)	£7,600 pa
12	Ground Floor: 65.50 sq m / 705 sq ft	Mezzanine: 49.25 sq m / 530 sq ft	114.75 sq m / 1,235 sq ft	D(87)	£9,000 pa
13	Ground Floor: 64.64 sq m / 696 sq ft	Mezzanine: 42.46 sq m / 457 sq ft	107.10 sq m / 1,153 sq ft	D(86)	£8,000 pa
14	Ground Floor: 64.64 sq m / 696 sq ft	Mezzanine: 33.13 sq m / 357 sq ft	97.77 sq m / 1,053 sq ft		£7,800 pa
16	Ground Floor: 95.74 sq m / 1,031 sq ft		95.74 sq m / 1,031 sq ft		£7,500 pa
TOTAL			2,742.13 sq m / 29,522 sq ft		

Services

Mains 3-phase electricity, water, and foul drainage are connected with all units having their own supply.

Service Charge

At present, the current freeholder does not levy a service charge with all estate repairs and maintenance included within the rent. Buildings insurance is also included in the current rents.

All tenants are responsible for the cost of their utilities.

VAT

We are advised that the property is registered for VAT therefore VAT will be payable on the purchase price.

Investment Sale

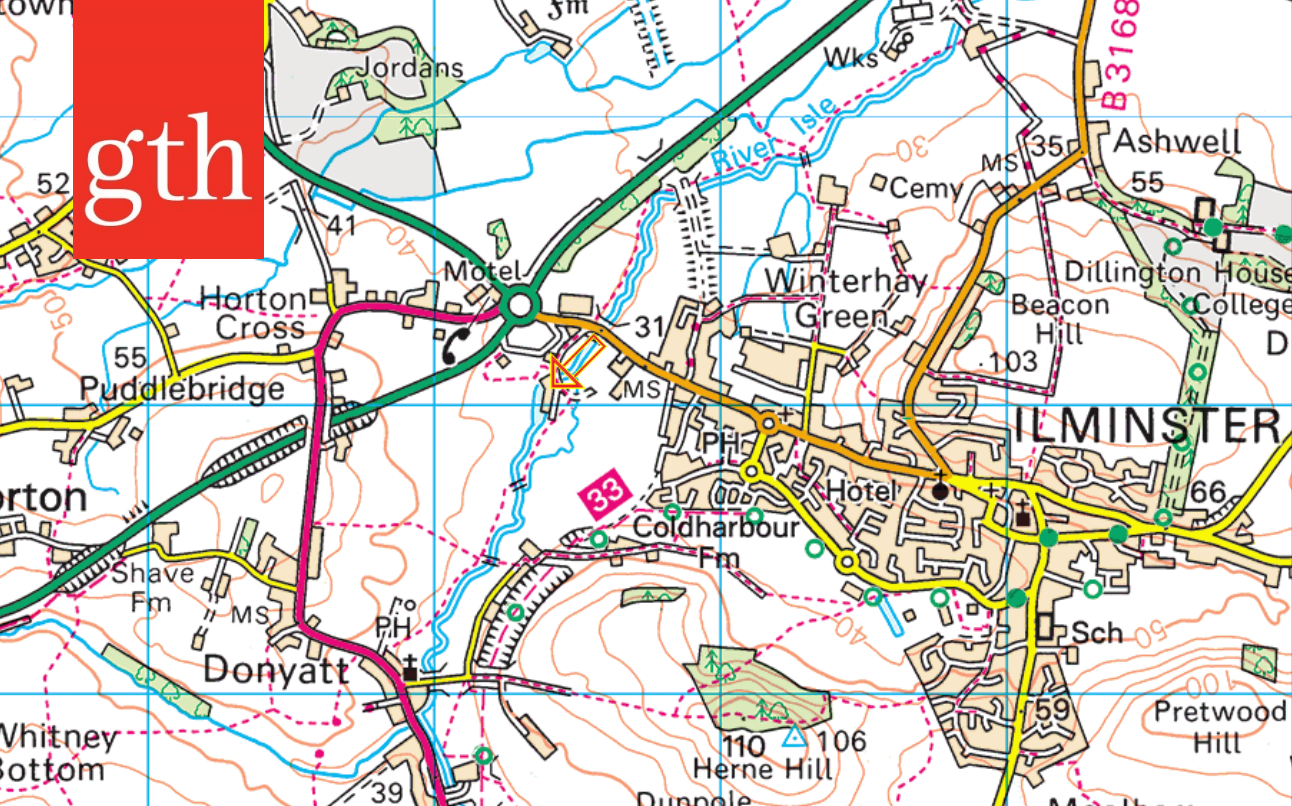
The freehold interest, subject to the existing leases, is available at a guide price of £1,500,000. reflecting a capital rate of £50.80 per square foot.

The sale provides redevelopment opportunity to construct new units, subject to the necessary consents, and to modernise the existing buildings to increase the income, as well as revising the current leases to increase the net income.

All leases, schedule of income and relevant documents are available upon request for serious parties only.







Viewing

Strictly by appointment by sole agents: -

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