KEENORS.CO.UK







Unit 4, Georges Farm Stables West Buckland, Wellington, TA21 9LE

£450 PCM

A NEWLY BUILT TRADING UNIT measuring approx. 40.18 sq.m arranged around a central courtyard with allocated parking to the side, incorporating a central trading/work area, a separate WC and a private enclosed yard at the rear. Access into the property is via a single pedestrian door, also benefits from mains three phase electric, and mains water and private drainage. AVAILABLE NOW

SITUATION

Georges Farm Stables is a newly built timber framed small scale trading estate (six units) arranged around a central courtyard situated in a rural location just outside of West Buckland near Taunton approximately five miles from Junction 26 on the M5 motorway midway between Exeter and Bristol. Taunton is the county town of Somerset benefitting from all the shops and services one would expect from the administrative and regional centre of the county with a district population of approximately 110,000.

DESCRIPTION

Unit 4, Georges Farm forms part of a newly built square block of 6 small scale units arranged around a central courtyard with allocated parking to the side. Unit 4 measures 40.18 sq.m and incorporates a central trading/work area, a separate WC and a private enclosed yard at the rear. Access into the property is via a single pedestrian door and the unit also benefits from mains three phase electric, and mains water and drainage.

LEASE TERMS

To be agreed with the Landlord. All leases are subject to references.

RENT

£450 per calendar month plus VAT at the prevailing rate

ESTATE MANAGEMENT CHARGE

A charge of £550 per annum plus VAT at the prevailing rate will be applicable for the upkeep and maintenance of the common areas of the estate which includes the maintenance of the drive, emptying of the septic tank and building insurance. Payable quarterly and reviewed annually.

RATEABLE VALUE

To Be Assessed

VIEWING & DIRECTIONS

Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

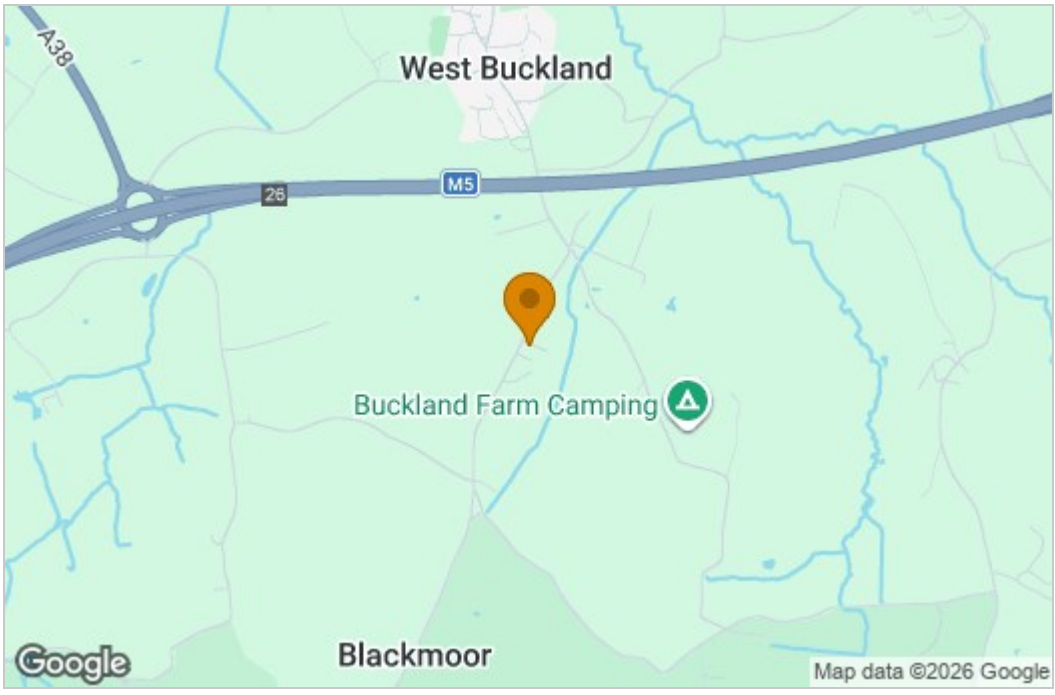
In accordance with Data Protection Regulations, photography, microphone or video recording by buyers/prospective tenants either via their phone or Meta Glasses will not be permitted during a viewing unless this has been specifically requested and agreed in advance with the agent and their Vendor/Landlord/Tenant.

For sat nav purposes - please use the property address or postcode.

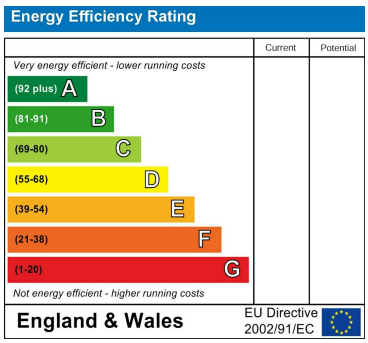
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Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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