

Unit 26, Old Mills Industrial Estate, Paulton, Somerset BS39 7SU



Description

An end-terrace, regular shaped and self-contained business unit. Suspended LED lighting, fairfaced concrete blockwork walls, concrete floors. Suitable for a variety of light industrial, storage or other business uses. Parking for 4 and goods delivery area to front.

Ground - Open	112 sq m	1,208 sq ft
Ground - Under Mezz.	74 sq m	796 sq ft
Ground	186 sq m	2,004 sq ft
Mezzanine office	33 sq m	360 sq ft
Mezzanine storage*	40 sq m	435 sq ft
Gross Internal Area	260 sq m	2,800 sq ft

Measured in accordance with RICS Property Measurement Statement (2nd Edition). *Reduced headroom

- Height under the mezzanine of 2.46m / 8'.
- Minimum eaves height of 3m / 9' 10"; Maximum height to ridge of 5.27m / 17' 3".
- Insulated roller shutter door, with inset personnel door, to front; opening of 3.6m / 11' 8" wide x 2.9m / 9' 6" high.

For Sale – £260,000 + VAT





Location – W3W///dockers.respect.reputable

The unit forms part of Old Mills Industrial Estate, an established business location approximately 14 miles (40 minutes) south of Bristol and 1 mile (5 minutes) west of Midsomer Norton town centre. Good road links to the A39 / A37

Tenure

Freehold, with vacant possession.

Asking Price & Terms

Available “as seen” for £260,000 + VAT. Annual contribution towards repairs and maintenance to common parts – currently £1,000 per annum

Local Council: Bath & Northeast Somerset Council

Planning: We understand the unit benefits from consent for Class B8 – Storage & Distribution. Interested parties to rely on their own enquiries of the local planning authority.

Business Rates: A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £17,500 (2023 List). This is not the rates payable. Parties may benefit from some relief from business rates and should make their own enquiries of the local billing authority.

Services: We understand the unit benefits from connection to mains water, drainage, gas (not used) and electricity (3 phase). Services and appliances not tested.

EPC Rating: 80D – Copy available upon request.

VAT: We understand that VAT is payable on the purchase price.

Viewings: By appointment only through the sole agents **Cooper and Tanner – 03450 34 77 58**



COMMERCIAL DEPARTMENT

Cooper and Tanner

Telephone 03450 347758 / commercial@cooperandtanner.co.uk

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