



## Buildings and Yard

Middle Pit Yard, Coombend, Radstock

Guide Price £450,000

COOPER  
AND  
TANNER

# Middle Pit Yard

## Coombend

## Radstock

### BA3 3AT (3AW)

**Freehold | £450,000**

- Investment or owner occupier opportunity
- Commercial redevelopment site
- Site Area 0.89 acres
- Significant income potential

Middle Pit Yard comprises a terrace of lock up storage/workshop units, a prefabricated office building, separate workshop structure/covered store, and incidental yards. Communal WC. Approximately 700sqm / 7,500sqft of total internal floor space.

It is an elevated plot situated at Coombend, Radstock just off the A367. The site is currently held as an investment and let to multiple occupiers. Vacant possession will be available from June 2024, but several of the occupiers have confirmed that they would be interested in extending their occupation subject to lease terms.

Middle Pit was opened in 1779, the pit once held the record for having the deepest shaft on the Somerset Coalfield. There were a range of buildings on the Property associated to the shaft and winding house and some remnants remain.

The 'Pit' closed in mid-1900's and was subsequently used as a builder's yard and then more latterly has been occupied by multiple commercial tenants.

Occupational uses include office, industrial, car repair and storage uses. The Coal Authority retain a right of access over the site and there is a former mining shaft.

The buildings would benefit from modernisation and would lend well to wider redevelopment or even replacement. Potential to develop a range of lettable units, increased units, or storage containers, as well as suiting owner occupiers seeking a versatile yard and multiple buildings.

#### Rateable Values

Schedule below taken from the VOA website. This is the rateable value and not rates payable. Individual occupiers within some of the units may qualify from rates relief. This may also give an indication of potential estimated rental value income, following improvement works.

Unit	Description	Rateable Value
Unit 1	Offices And Premises	£4,850
Unit 2a	Store And Premises	£6,500
Unit 3	Workshop And Premises	£15,250
Unit 3a	Workshop And Premises	£9,700
Unit 4	Not Currently Rated	TBA
Unit 5	Workshop And Premises	£8,400
Unit 6	Workshop And Premises	£13,500
Yards	Unrated.	



## Location

Situated at Coombend, Radstock within the Conservation Area. Radstock and neighbouring Midsomer Norton offer all the usual everyday amenities. Bath is approximately 9 miles north.

*What3Words Location: ///cherry.dove.footpath*

## Services

We understand that mains water, electricity are connected to the site. There is a single WC on site connected to mains. Prospective purchasers must satisfy themselves in respect of the capacity and suitability of any services.

## Agents Note

The agents have been notified that recent works have been undertaken to the southern boundary retaining wall.

Asbestos roofing sheets present. Asbestos management certificate is held on file. To be available upon request.

## Method of Sale

The Property is being offered for sale by Private Treaty. Offers are being invited as a whole.

## Viewings

Strictly by appointment only with the selling agents Cooper and Tanner via their commercial department.  
**Tel. 01761 411 010 Opt.2**

## Rights of Way and Easements

We understand that the Coal Authority have a retained right of access over the site to the former coal shaft.

The site is sold subject to and with the benefit of rights including rights of way whether public or private, light, support, drainage, water and electricity supplies, easements, covenants etc. whether referred to in these particulars of Sale or not. Purchasers are advised to make their own enquiries as to the presence of any Rights of Way and Easements.



## Local Council

B&NES Council

## VAT

Not elected for VAT.

## Tenure

Freehold, vacant possession will be offered upon completion. But several of the current occupiers have indicated that they would be interested in remaining in occupation (currently occupying on a licence).

## Coal Mining

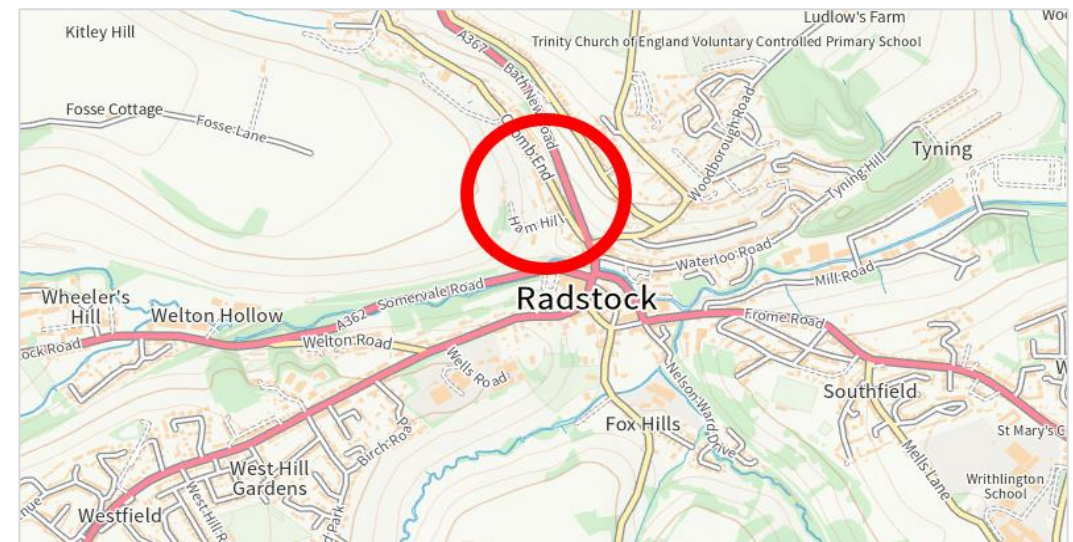
Formerly part of a coal mining workings. Situated within a coal mining reporting area.

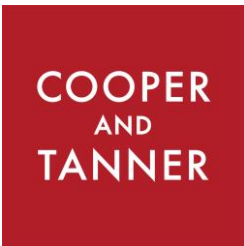
## Energy Performance Certificates

Office Structure – C/75. Copy available upon request.  
No EPCs exist for the remaining buildings.

## Overage Clause

None.





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