



Units 5A-5C, Mill Batch Farm, East Brent, Highbridge, Somerset TA9 4JN
Multi-Let Freehold Investment Opportunity

For Sale £395,000 + VAT

COOPER
AND
TANNER



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Mill Batch Farm
East Brent, Highbridge
Somerset
TA9 4JN

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Description

A parade of 3 x self-contained storage and distribution units, refurbished to a high standard in late 2022 and now fully-let and yielding an aggregate annual rental income of £31,800 per annum, exclusive. Tenancy information available overleaf:

Accommodation	Sq M	Sq Ft
Unit 5A - Ground	53	571
Unit 5A - First	45	487
Unit 5A Gross Internal Area	98	1057
Unit 5B - Ground	48	519
Unit 5B - First	28	303
Unit 5B Gross Internal Area	76	823
Unit 5C - Ground	84	904
Unit 5C Gross Internal Area	84	904
Aggregate Gross Internal Area	259	2,784

There is a combined 6 allocated car parking spaces on site.

Services

The property benefits from connection to mains electricity and water, whilst drainage is to a new shared private sewage treatment plant

Business Rates

A search on the Valuation Office Agency website revealed the following rating assessments (2023 List):
Unit 5A – To be confirmed.
Unit 5B – £4,950
Unit 5C – £6,800

Tenure

Freehold, subject to and with the benefit of 3 occupational leases. The purchaser will be obligated to contribute annually to a maintenance and repairs charge to common areas.

VAT

The property is elected for VAT which will therefore be payable on the purchase price.

Planning

We have assumed the property benefits from Use Class B8 (Storage and Distribution).

Costs

Each Party to bear its own legal and professional costs.

EPCs

Copies of the Energy Performance Certificates are available on request. Ratings are as follows:
Unit 5A: 66C
Unit 5B: 37B
Unit 5C: 22A

Fixtures & Fittings

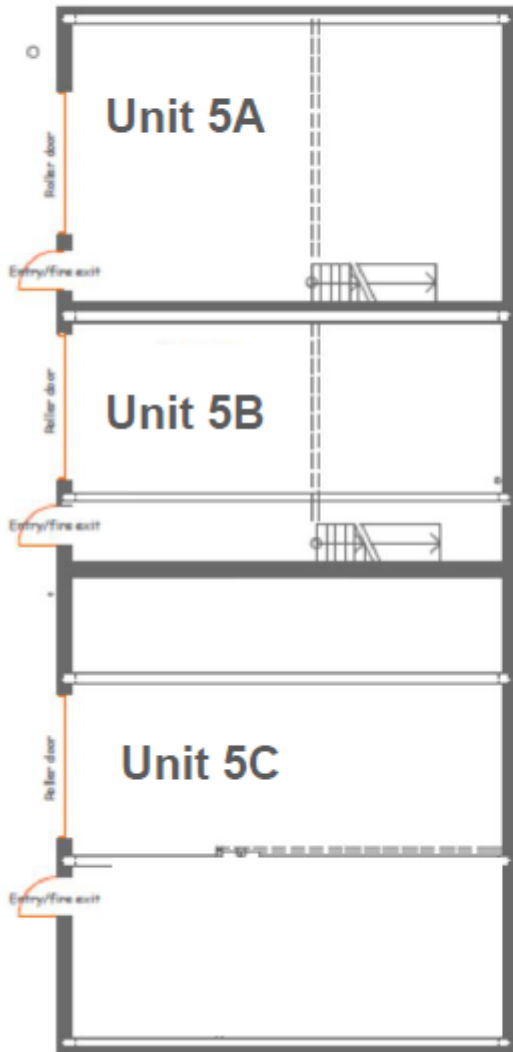
All fixtures, fittings and trading equipment are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the vendors nor their agents give any warranty as to their condition. Prospective purchasers should make their own investigations.

Indicative Route of Access over Estate Shown Below



Indicative Floor Plans

GROUND FLOOR
PLAN



FIRST FLOOR
PLAN



Tenancy Information

Unit 5A is currently fitted out as storage and distribution with ancillary office accommodation via a mezzanine.

Let on a new lease from 1st January 2024 until December 2024, at a rent of £1,000 per calendar month. Last day of term upward-only rent review. Full repairing and insuring basis.

Unit 5B is currently fitted out as storage and distribution with ancillary office accommodation via a mezzanine.

Let, with an area for Outside Storage, on a 5-year full repairing and insuring lease from April 2023, at an annual rent of £9,000 per annum, exclusive. B8 permitted user. Inside the Act. No Break-Clauses.

Unit 5C is currently fitted out as storage with cold store and mezzanine storage above (no permanent access).

Let on a new from 1st February 2023 until 1st May 2029 at an annual rent of £10,800 per annum. B8 permitted user. Upward-only rent review on 1st May 2026. No break-clauses. Inside the Act.

All units have a service charge in place – further details available upon request.

Please note, full copies of the occupational leases are only available on application following a successful viewing and at discretion of the Vendor.

Unit 5A – Online Retail



Unit 5B – Agricultural Services



Unit 5C – Food Service Supply







Location – W3W [///ambushed.farmland.altitude](https://www.ambushed.farmland.altitude)

The Property is located in a central position on Mill Batch Farm Industrial Estate, which benefits from excellent road access from the A38 and only 2.5 miles from J22 of the M5 motorway. Approximate distance and travel time:

- Bristol – 23 miles / 60 minutes
 - Weston Super Mare – < 8 miles / 20 minutes
 - Bridgwater – < 15 miles / 23 minutes
 - Taunton – < 23 miles / 32 minutes
 - Yeovil – 33 miles / 60 minutes
 - Wells – < 16 miles / 35 minutes
- Source Google Maps.

Key occupiers of the estate include Think Drinks; Coopers Cars Southwest and Commercial Space Solutions Plus to name a few



Viewing Arrangements

For further information or to arrange an inspection please contact the sole agents Cooper and Tanner via their Commercial Property Department.

Tel: 01761 411 010 Opt. 2
 Email: commercial@cooperandtanner.co.uk
 Contact: Jack McMullan





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