

The Stoneworks, Haydon Drove

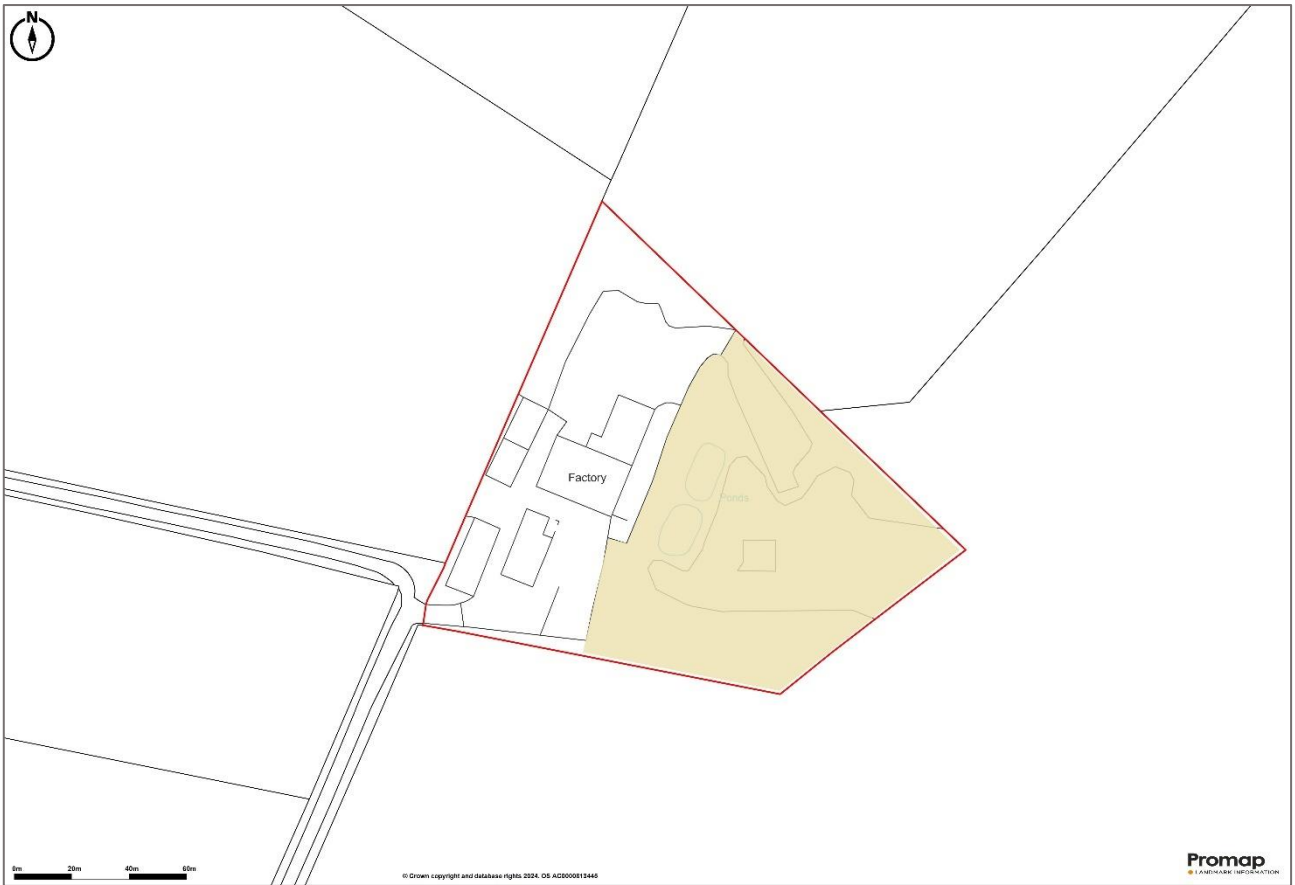
West Horrington, Wells, BA5 3EH

COOPER
AND
TANNER



Extensive range of production and workshop buildings, in need of renovation. Level and versatile open storage yards and incidental land up to 4.2 acres. Ideally suited to an occupier seeking significant open yard storage and basic built accommodation. Available to let on new lease terms.

To Let – £48,000pa





Description

An opportunity to lease an extensive range of production and storage buildings and open storage land. Currently occupied for purposes of stoneware production, sale, and distribution. The buildings comprise:

- Workshop Building with office and WCs. (227.6sqm / 2,450sqft). RSD 3.6m W x 3.1m H. Max ridge height 4.2m.
- Production Building; two span concrete frames with front and side access; (each is 210sqm / 2,2260sqft). Max height 4.2m. Rear buildings dilapidated (unmeasured).
- Mono-pitch building, split into three areas with five access doors (219.5sqm / 2,360sqft, max height 4m to front)
- Timber open fronted pole barn (unmeasured)

Measured Areas GIA: 867sqm / 9,330sqft

Gross External Areas taken from ProMap approximately 15,000sqft of building footprint.

The buildings require improvement and any occupier will need to undertake a programme of tenant fit out and improvement works at commencement.

The total site extends to 4.2 acres (1.7ha) of which approximately 2 acres is made up of the buildings and yards. The remaining 2.2 acres is former quarried area now comprising amenity land/scrub but may offer scope for additional yard space, STPP.

Lease Terms (To be negotiated)

- Flexible on lease term duration
- A rent free incentive will be considered at commencement of lease depending upon the proposed Tenant improvement works.
- Tenant breaks and upward-only reviews at sensible intervals (i.e. 3 or 5 yearly patterns)
- No Service Charge Payable
- Lease to be Contracted Out (i.e. no automatic right to renew at lease expiry)
- Tenant to contribute towards Landlord's proper and reasonable legal costs. Minimum contribution of £500 + VAT.

Commercial Lease Code

Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: www.leasingbusinesspremises.co.uk

Planning

We understand that the site has been used for the production, sale and distribution of stone and reproduction garden ware and displays. Interested parties should rely on their own enquiries with the local planning authority.

Local Council

Somerset Council

Business Rates

Currently rated in two hereditaments. RV £11,250 and RV £24,250. This is not rates payable, 24/25 standard multiplier 54.6 / SBRR 49.9.

EPC Rating

TBC.

VAT

VAT is **not** payable on the rent.

Services

We understand that the Property is connected to mains electricity (3phase) and mains water supply. Private drainage. Interested parties must satisfy themselves in this regard.

Asbestos

An asbestos management survey has been commissioned and will be available on request.

Viewings

By appointment only through the sole agents.

Cooper and Tanner Commercial Department
Tel. 03450 34 77 58

Location

Situated approximately 3 ½ miles north of Wells. Access is taken off Haydon Drove between the A39 and A37.
W3W///acrobat.breakaway.concerts

COMMERCIAL DEPARTMENT

Cooper and Tanner

Telephone 03450 347758 / commercial@cooperandtanner.co.uk

**COOPER
AND
TANNER**