

Yard Rear of Torr Works Quarry

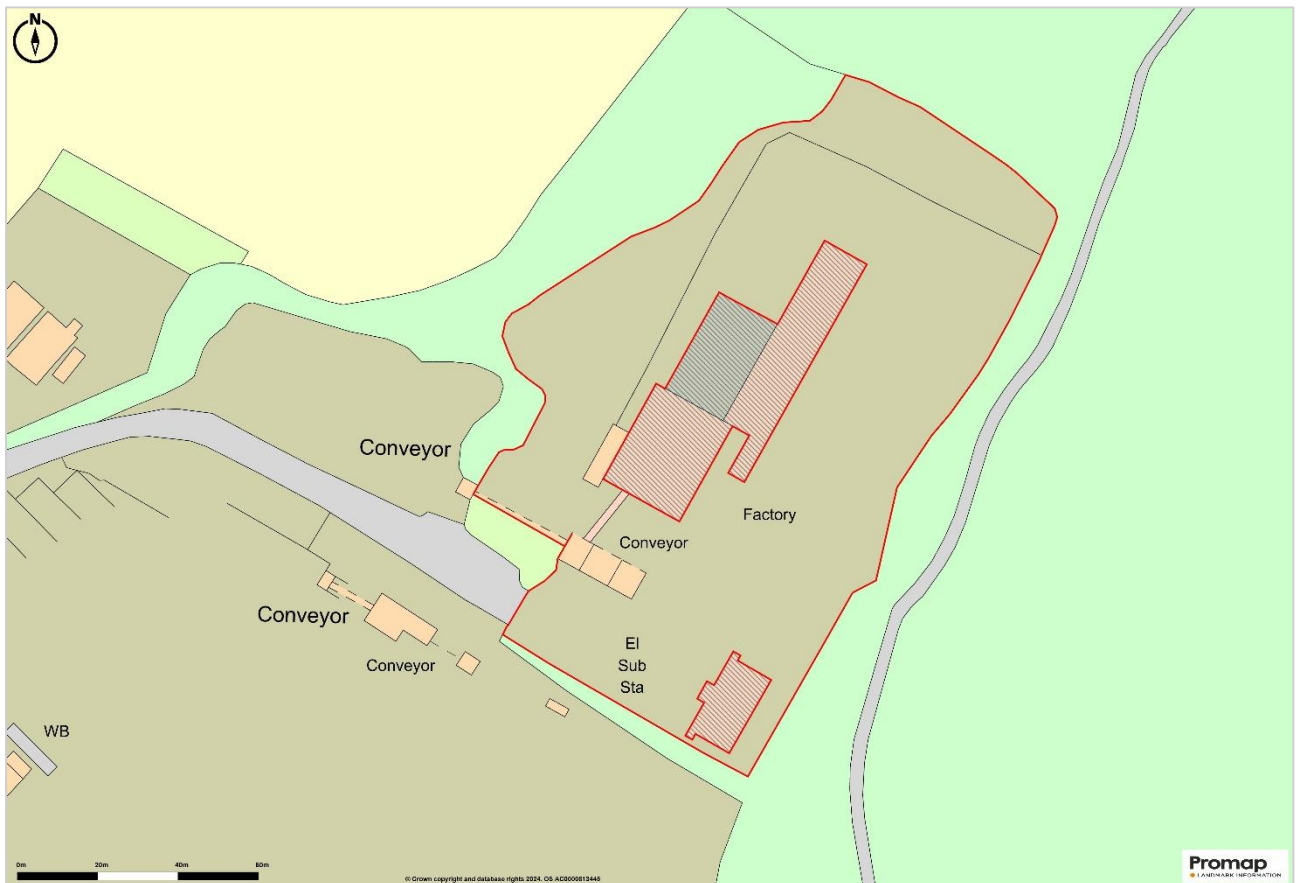
Near Shepton Mallet, BA4 4SQ (off A361)

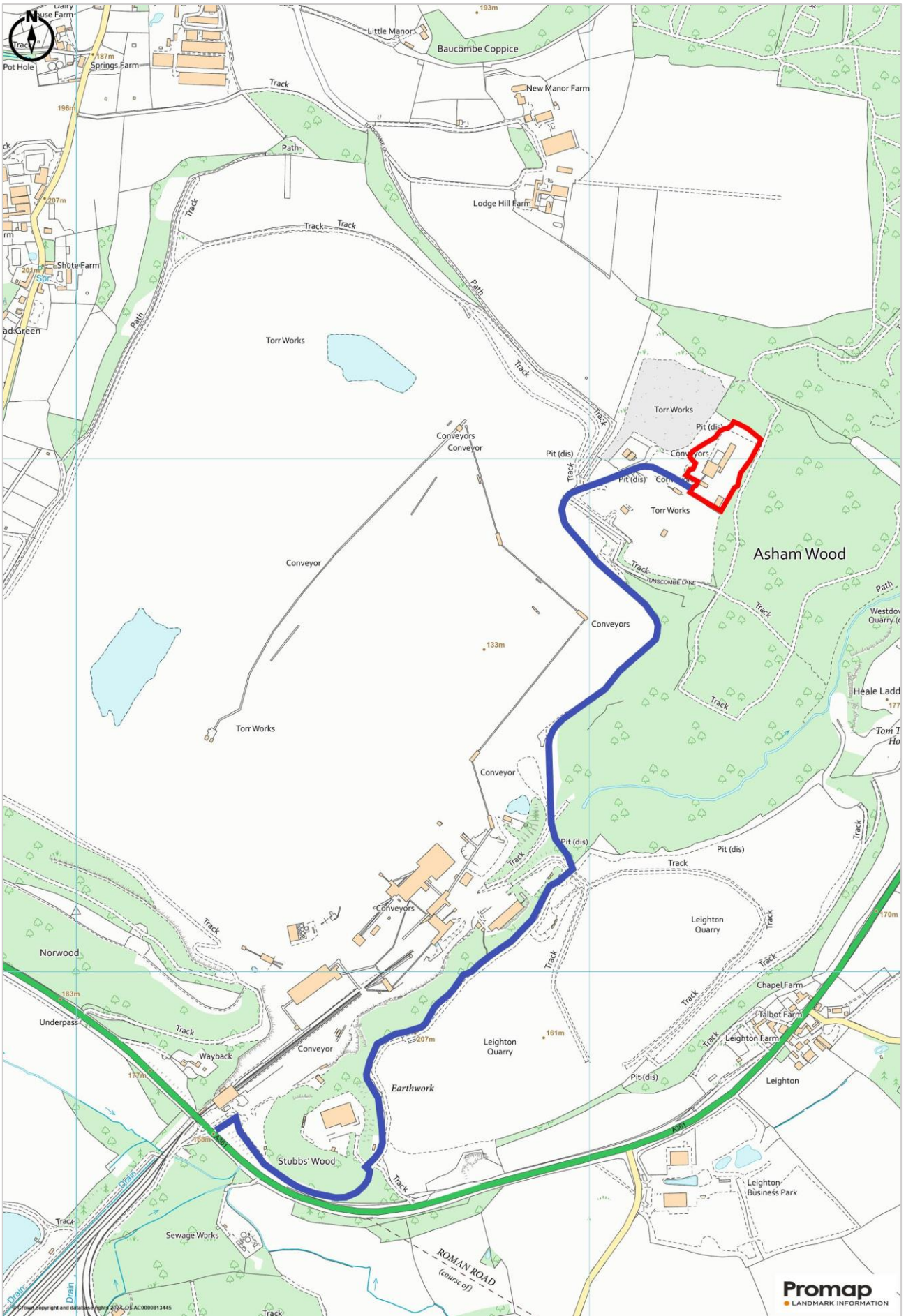
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An extensive open storage yard extending to approximately 2 acres. Former block making works, redundant buildings excluded from the demise but may be available by separate negotiation. Access via ROW. Available from H2 2024 onwards.

To Let – £42,000pa





Description

An opportunity to lease an extensive area of open yard storage, well suited to aggregates and local quarry based business due to location and convenient road access via the A361.

There is approximately 2 acres (0.8 hectares) of level concrete yard space with an additional ½ an acre of unsurfaced and partly bunded areas.

Accessed via a right of way, as indicated blue, leading from the A361 through Torr Works Quarry (Aggregate Industries). The access is approximately 1.5 miles from the A361 to the site through the Quarry roads.

There are a range of specialist former block /brick manufacturing buildings including factory, block curing tunnel and office building. These are excluded from the demise but may be included subject to separate negotiation and the tenant taking them on an improvement lease to undertaken any necessary works required for their continued use.

Agents Note: There is a bat roost within the first floor of the office.

Lease Terms (To be negotiated)

Lease terms to be negotiated assuming the following minimum terms:

- 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)
- Service Charge TBC
- FR&I basis
- 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.
- Deposit subject to references/credit checks

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 as concrete block and brickworks and premises. Interested parties should rely on their own enquiries with the local planning authority.

Local Council

Somerset Council

Business Rates

£74,500 Rateable Value (not rates payable).
Description: Concrete block works and premises
May need updating with VOA for removal of buildings if not taken.

EPC Rating

Open yard storage – EPC not applicable.

VAT

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

Services

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

Asbestos

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

Viewings

By strict appointment only through the sole agents. Appointments must be made prior via the agent and viewing instructions will be provided prior to arrival.

Cooper and Tanner Commercial Department

Tel. 03450 34 77 58

Location

Situated to the north east of Torr Works Quarry. Situated off the A361 between Shepton Mallet and Frome. Viewers to follow on site instructions.

W3W ///intention.newly.reeling

COMMERCIAL DEPARTMENT

Cooper and Tanner

Telephone 03450 347758 / commercial@cooperandtanner.co.uk

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