



Unit 20-21, Radstock Road, Midsomer Enterprise Park, Radstock  
For Sale - £450,000

COOPER  
AND  
TANNER

# Unit 20-21, Radstock Road, Midsomer Enterprise Park Radstock

BA3 2BB

For Sale - £450,000

## Description

A pair of interconnecting business / trade counter units occupied since 1989 by Hydair and now available as a fully-let investment opportunity.

Internal Accommodation	Size	
	Sq M	Sq Ft
<b>Unit 20</b>		
Ground – workshop, staff	151	1,623
Mezzanine – workshop, storage, office	126	1,362
<b>Gross Internal Area</b>	277	2,984
<b>Unit 21</b>		
Ground – trade counter / storage / office	146	1,576
First – offices	143	1,537
<b>Gross Internal Area</b>	289	3,112
<b>Combined</b>		
Ground	297	3,198
First / Mezz	269	2,898
<b>Aggregate Gross Internal Area</b>	566	6,096

Steel portal frame construction – Height to ridge of 7.6m to the warehouse (6.2m to the eaves). Reduced clearance under the mezzanines. Indicative floor plans available upon request.

## Location – W3W///grins.decking.depths

Midsomer Norton Enterprise Park is located to the north of the town of Midsomer Norton, on Radstock Road. It is located about 10 miles south of Bath and 13 miles southeast of Bristol and main road communication is via the A37.

The Enterprise Park is occupied by local companies with some national names such as Plumb Centre, Flowco (part of the Rotork group of companies), Euro Car Parts and National Grid.

## Services and Fixtures & Fittings

The units benefit from connection to mains gas, electricity (3 phase) water and drainage. 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. All fixtures, fittings and trading equipment are specifically excluded unless mentioned in these particulars.

## Tenure

Held on two long-leasehold interests (1 x 997 years from 25<sup>th</sup> December 1991; 1 x 999 years from 25<sup>th</sup> December 1989). Estate Management Charge of £1,085.50 per quarter – managed by Hartnell Taylor Cook.

## Tenancy Information

Available, subject to and with the benefit of an occupational lease to Hydair Limited (Co. No. 10290524) on a 5-year full repairing and insuring lease from 14<sup>th</sup> January 2022 until 2027. Passing rent of £32,000 per annum. No rent reviews. Permitted use for Class B1/B8. Excluded from the Act. Copy of the lease available following a positive viewing and at the discretion of the Vendor.

Hydair Limited, established in 1984, is one of the U.K's premier independent supplier of hydraulic and pneumatic equipment. Further information available on their website: [www.hydair.co.uk](http://www.hydair.co.uk)

## Planning

We understand the property benefits from Use Class B1/B2/B8. Prospective occupiers should rely on their own enquiries with the Local Planning Authority.

## Rateable Value

A search on the Valuation Office Agency website revealed the property is assessed as a single hereditament with a rateable value of £41,000 (2023 List); this is not the Rates Payable.

## VAT

We understand exemption from VAT has been waived on Unit 20, but Unit 21 remains exempt.

## Legal Costs

Each Party to bear their own legal and professional costs.

## Energy Performance Certificate

Energy Rating & Score of 89D – copy available upon request.  
Certificate Number: 4877-1388-5729-8072-4310





**GF of Unit 20**



**GF of Unit 21**



**Mezz of Unit 20**



**FF of Unit 21**







**COOPER  
AND  
TANNER**

## ENQUIRIES / VIEWINGS:

Commercial Department  
Telephone 0345 034 7758  
commercial@cooperandtanner.co.uk  
[www.cooperandtanner.co.uk](http://www.cooperandtanner.co.uk)

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Property Reference: 32983 – 20/05/2024