

UNIT 6 MENDIP VALE TRADING ESTATE

CHEDDAR | SOMERSET | BS27 3EL

**HUNT &
THORNE**

CHARTERED SURVEYORS



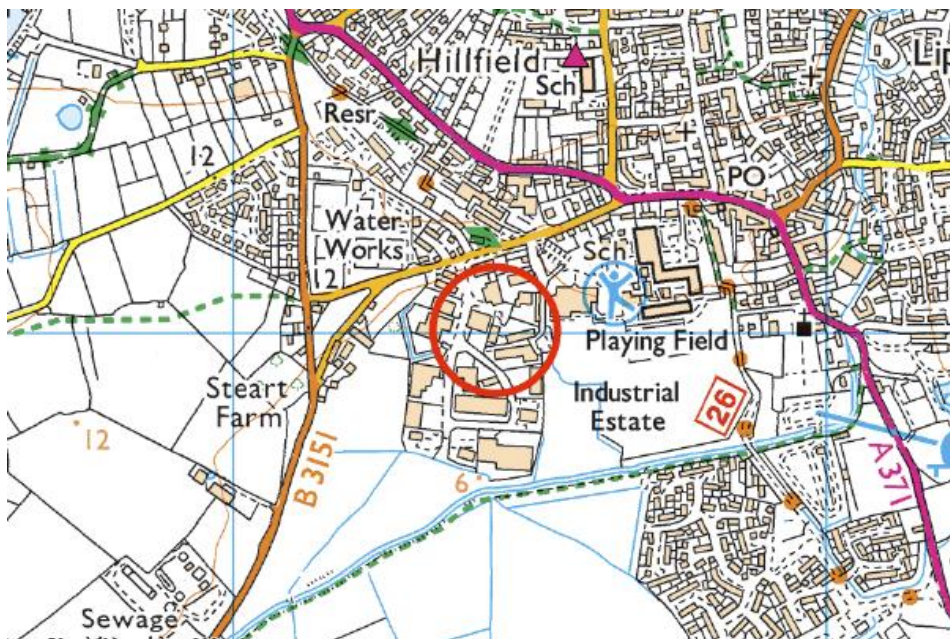
**FREEHOLD INDUSTRIAL
INVESTMENT FOR SALE**

- SELF-CONTAINED INDUSTRIAL PREMISES COMPRISING 363 SQ M (3,914 SQ FT)
- 11 MILES EAST OF J22 OF M5 & 19 MILES SOUTH-WEST OF BRISTOL
- ESTABLISHED BUSINESS PARK/INDUSTRIAL LOCATION
- NEW FRI FIVE-YEAR LEASE TO RESPONSE ENGINEERING SOLUTIONS LIMITED
- RENTAL INCOME £26,500 PAX
- OFFERS IN THE REGION OF £400,000

LOCATION

The property is located in the village of Cheddar, Somerset at the foot of the Mendip Hills. Bristol is located c 19 Miles to the north-east, Weston-Super-Mare c11 miles to the north-west and j22 of the M5 Motorway 11 miles to the south-west

The Property is situated in the heart of Cheddar's largest industrial estate, Mendip Vale Trading Estate (now known as Cheddar Business Park), situated to the south east of the village centre, between the B3151 and the main retail core.

**DESCRIPTION**

The Property comprises a detached warehouse (that appears to date from the 1980's), with two storey offices to the front elevation. There are 'up and over' roller shutters in both front and rear elevations (auto operated to the rear and manual to the front) – c. 4.5m wide / 4.74m high. There is a crane (4t) / gantry in the warehouse. The height to the underside of the gantry is 4.69m whilst the minimum eaves height is c.6.0m.

The warehouse element of the property is of steel portal frame construction, whilst the office to the front is of brick / blockwork with red facing brick elevations.

There is car parking to front of the building (for circa four vehicles) with a good-sized yard to rear. There are Portacabins in the yard together with shipping containers used for meeting/office/ancillary accommodation.

We calculate the site area to be approximately 0.332 acres (0.134 hectares).

ACCOMMODATION

GF & FF OFFICES:	75.59 SQ M	814 SQ FT
WAREHOUSE:	287.99 SQ M	3,099 SQ FT
TOTAL:	363.58 SQ M	3,914 SQ FT

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9EQ.

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

TENURE

We have been informed that the property is held Freehold, Title number ST325135.

TENANCY

There will be a new full repairing and insuring lease to Response Engineering Solutions Limited, company number 06452013. New term of five years from completion, subject to a tenant break option on the 3rd anniversary.

SALE

Offers in the region of £400,000

EPC

Rating – D

9108-4047-0982-0300-8801

RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £22,750

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.

LEGAL COSTS

Each party to pay their own legal costs on this transaction.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole selling agents Hunt & Thorne Chartered Surveyors.

WILL HUNT

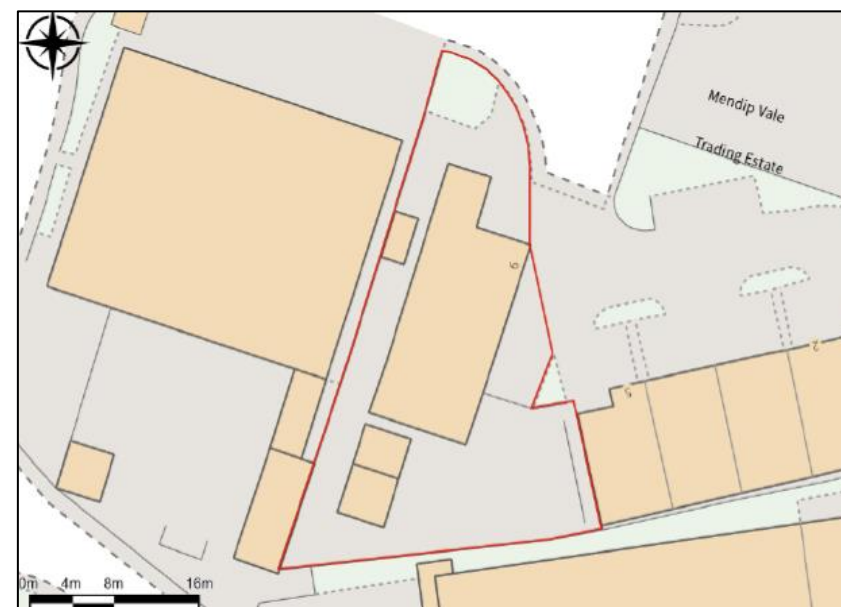
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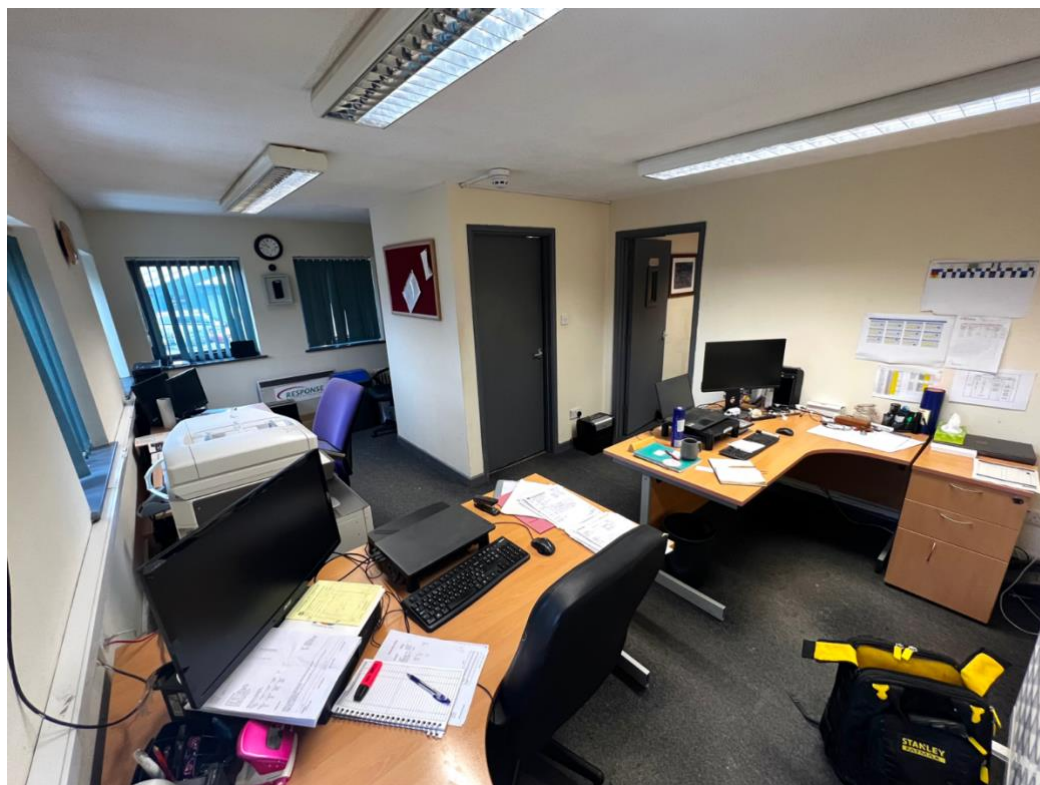
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