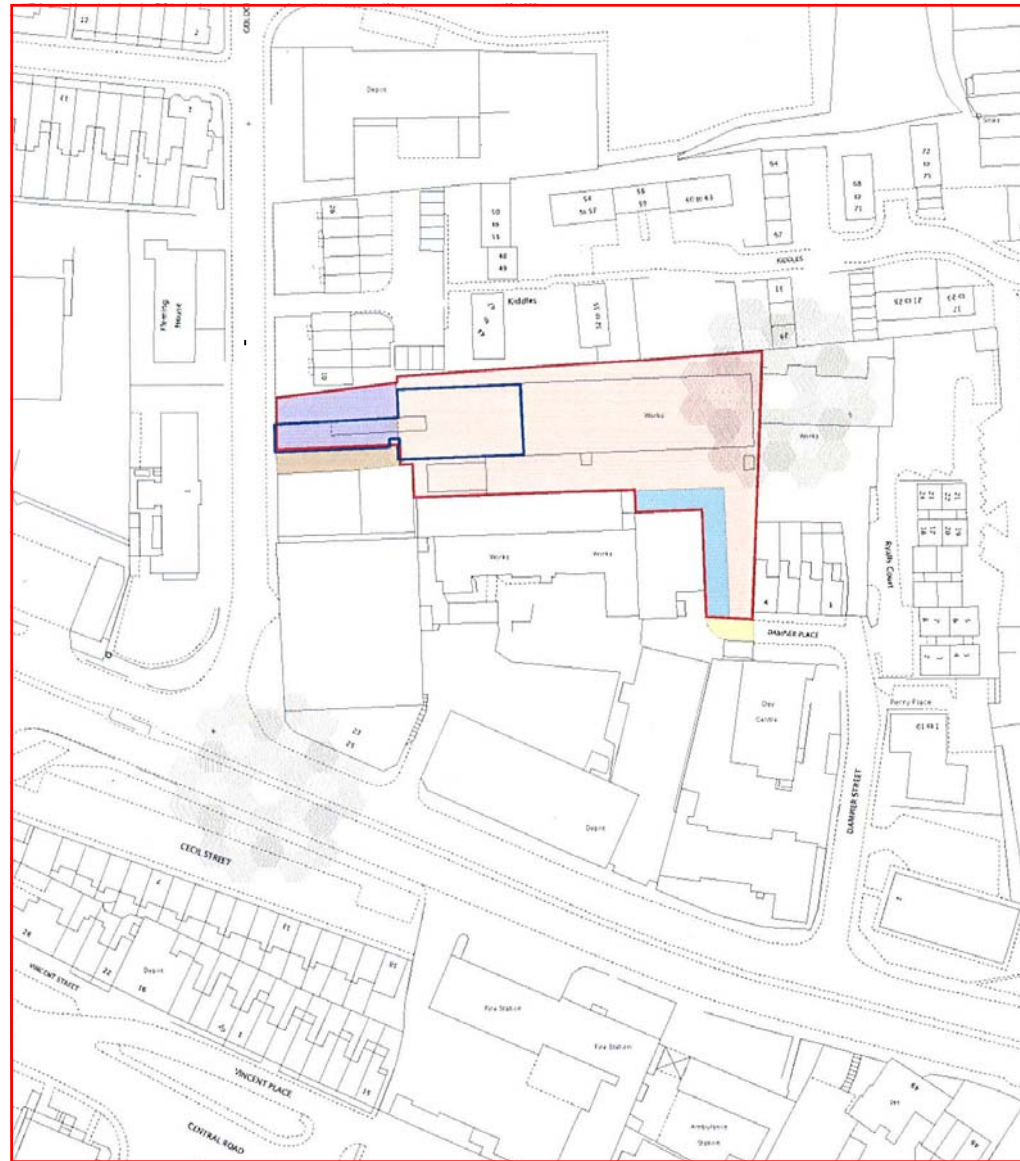


2 Goldcroft, Yeovil BA21 4EL



Site Plan

£750,000

Gilyard  
Scarsh  
Commercial



Yeovil, Somerset

A commercial site with potential for residential redevelopment subject to obtaining planning consent.

£750,000

## 2 Goldcroft, Yeovil BA21 4EL

### Situation

The property is located at Goldcroft just on the periphery of the town centre on the opposite side of the A30 Reckleford Road from the old Cattle Market. The nearby town centre provides a wide range of retail, leisure and business facilities. There are two mainline railway stations with regular services to London and the South of England. Good road links are provided by the A30 and nearby A303 trunk road.

### Description

2 Goldcroft comprises a large warehousing unit with ancillary office accommodation. The property is of steel frame construction with brick infill to the front and cement sheet cladding to the rear and side elevations. The pitched roof is covered with asbestos cement roof sheets incorporating approximately 50% glazed panels. The site extends to approximately 0.75 acres and was most recently used as a vehicle hire and storage facility. There are yard areas to the western and southern elevations of the building. Access is provided from both Goldcroft and Dampier Street. The access from Dampier Place and part of the concrete yard to the south of the building is shared with the adjoining premises, as shown on the accompanying plan shaded blue.

The warehousing accommodation has 3 phase power and extensive lighting. The accommodation is divided into three main areas. There is a load bearing mezzanine floor located above the whole of the front section of the warehouse together with a mezzanine floor situated to part of the rear warehouse section. There is vehicle lift provided to the front of the building which allows for goods to be stored on the front mezzanine.

The offices have been refurbished to a reasonable standard.

The accommodation with approximate dimensions is as follows:

Floor	Description	Sq M	Sq. Ft.
Lower Ground	Staffroom, storage, under croft, lift void	95.97	1,033
Lower Ground	Front warehouse/store	572.75	6,165
Lower Ground	Rear warehouse/store	341.60	3,677
Lower Ground	Rear garages/paint booth	222.04	2,390
Ground	Office/reception, lift void, WC's	75.62	814
First	Offices, lift void, WC's	93.46	1,006
Mezzanine	Front	668.90	7,200
Mezzanine	Rear	<u>93.09</u>	<u>1,002</u>
<b>Total</b>		<b><u>2,163.43</u></b>	<b><u>23,287</u></b>



### Outside

The concrete yard to the front of the property provides parking for approximately 10 vehicles whilst the concrete yard to the south of the property provides additional parking for approximately 15 vehicles.

### Services

We understand that mains water, electricity (3 phase) and drainage are connected to the property. None of these services have been tested by the Agents.

### Tenure

The site is available freehold.

Alternatively, all or part of the building may be available to rent on a relatively short term, flexible leasehold basis.

### Guide Price

**£750,000** with vacant possession.

Rent on application.

### Planning/Site Development

There is the potential for the redevelopment of the property subject to the necessary planning consents. Whilst no formal consent has been made the Council have provided informal comment that any future residential redevelopment would be well received if undertaken in conjunction with the adjoining industrial section of Nautilus Works. Whilst this is in separate land ownership, there is an informal Land Owners agreement between the two parties to join the two sites for more comprehensive residential redevelopment.

This adjoining site also measures 0.75 acres. For further information on this potential marriage of the two sites please contact the Agents.

### VAT

Under the Finance Act 1989, we recommend that prospective purchasers satisfy themselves and establish any VAT implications prior to entering into the agreement.

### Directions

Heading east along the A30 at Reckleford in Yeovil, go past the turning to the Hospital and the turning into Goldcroft would be found immediately after the Volvo garage. Turn left immediately by the Bus Depot and the property will be found after approximately 100m on the right hand side.

### Viewings

By appointment through the Sole Agents, Gilyard Scarth, The Old Cycle Shop, Long Street, Sherborne. T: 01935 817360.  
[www.gilyardscarth.co.uk](http://www.gilyardscarth.co.uk)

### Agents Note

These particulars and anything said or written by or on behalf of Gilyard Scarth in relation to this property may be regarded as a general guide only, and not as representations or warranties. Nor do they form part of any offer or contract. The Services at the property have not been tested. The plans which form part of these particulars are illustrative only and are not to scale.



**£750,000**