

The Old Foxlair Building, Yetminster, Dorset DT9 6LH



Auction Guide Price £95,000

Gilyard
Scarth
Commercial

DRAFT



**FOR SALE BY AUCTION
(unless sold previously)**

**at the Ivel Barbarians Rugby Club,
Dorchester Road, Yeovil BA22 9TR**

on Thursday 23rd September 2010 at 3pm

Yetminster, Sherborne

Auction Guide Price £95,000

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SITUATION

The Old Foxlair Building occupies a prominent position in the main business area of Yetminster at the entrance to the Station Road Business Park. Yetminster is an attractive village with a good range of local facilities. The station provides regular services to Weymouth and Yeovil. The nearby regional centres of Sherborne and Yeovil provide a wide variety of business, retail and leisure facilities.

THE PROPERTY

The old Foxlair Building is a substantial property constructed in the 1950s of reconstituted stone elevations under a pitched roof covered with cement fibre roof sheets and incorporating a number of translucent roof lights. Access is provided by a commercial door and a feature of the property is the large raised floor area. There is however good vehicle access at ground floor level which provides a covered loading and unloading facilities for the building. This lower area measures 3.62m x 3.48m - 12.6m² (135 sq.ft.). The main raised area (warehouse) provides accommodation of 220m² (2370 sq.ft.). This provides an overall gross internal accommodation of **232m²(2500 sq.ft.)**. The current layout incorporates offices, toilets and a warehouse over, however there is considerable potential for the redevelopment of the premises to provide a wide range of contemporary business facilities and accommodation.

Whilst the building footprint covers most of the site as shown in the site plan, there is a small area to the front of the premises that provides access to the building and parking.

SERVICES

Mains water, drainage and electricity are provided to the property. (Not tested by the Agent).

RATEABLE VALUE

Rateable Value £5,600

LOCAL AUTHORITY

West Dorset District Council, Stratton House, 58/60 High West Street, Dorchester DT1 1UZ. T: 01305 251010.

SOLICITORS

This property is offered subject to the Special Conditions of Sale available from the Solicitors:

Porter Dodson, Melmoth House, The Abbey Close, Sherborne DT9 3LQ
T: 01935 813101 F: 01935 814024
DX: 49150 Sherborne
For the attention of I Whiting Esq

METHOD OF SALE

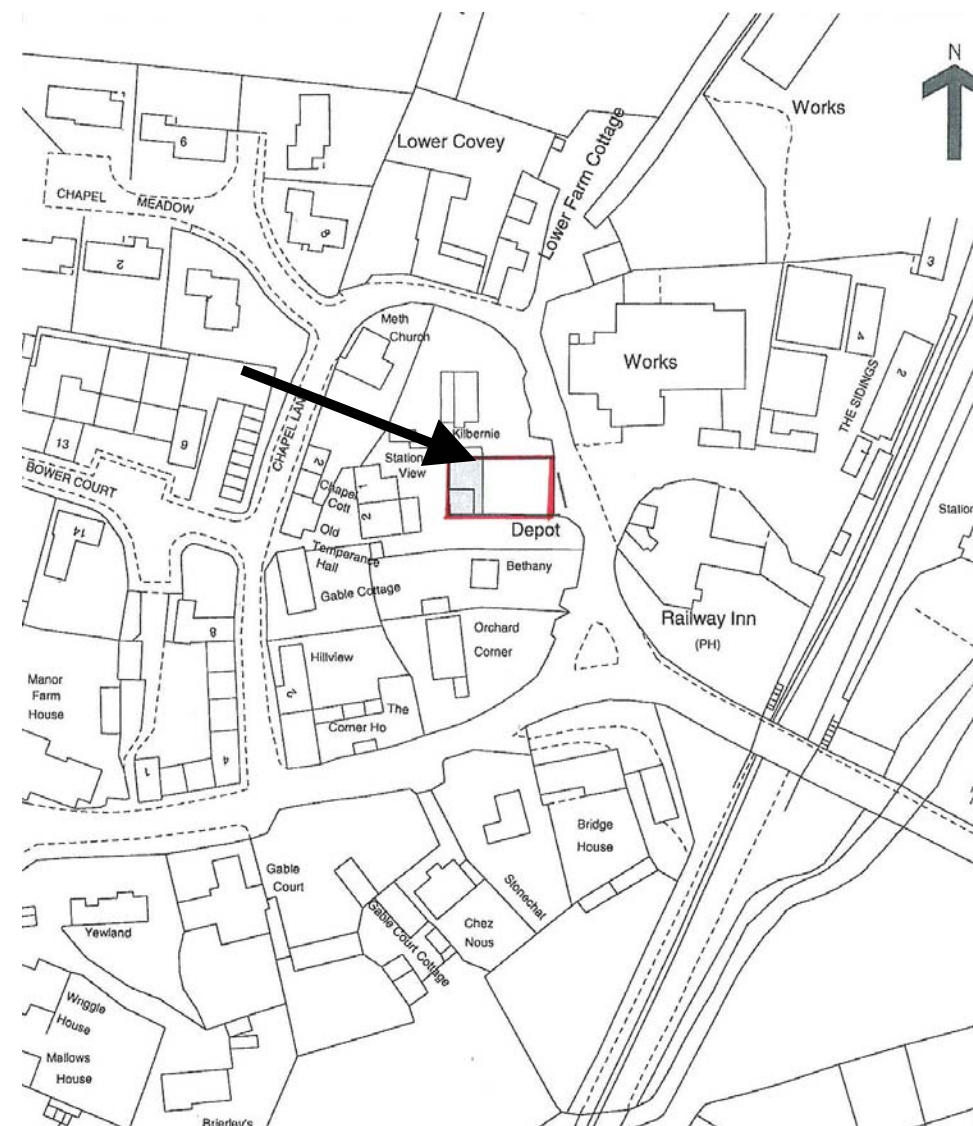
The property will be sold by public auction on the 23rd September 2010 at The Ivel Barbarians Rugby Club at a guide price of £95,000 for the freehold.

VAT

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

DIRECTIONS

From Sherborne proceed south on the A352 and take the right hand turn to Thornford and Yetminster. Continue through Thornford and after a mile turn left to Yetminster. On reaching the heart of the village turn left signposted Leigh and continue past the shop and public house where Station Approach will be seen on the left hand side shortly before reaching the railway bridge. The Foxlair property will be found on the left immediately at the entrance to the Station Business Park.



Site Plan

Surveys

We have a dedicated Survey Department to carry out a range of Building Surveys, RICS Reports and Valuations. Should you decide to purchase a property through another Agent, we would be pleased to offer professional independent advice regarding its value and structural condition. Please telephone us for a free quote with no obligation.

Mailouts

If you have received these Sales Particulars through the post perhaps you would be kind enough to telephone us to confirm that we are sending you details of properties which suit your requirements. If you are no longer looking for a property or if this particular property is clearly inappropriate, please let us know so that we can tailor our services to your needs.

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.

GilyardScarth.co.uk

Viewings

By appointment with

Gilyard Scarth
Sherborne

01935 817360

EPC

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