

Workshops & Yard, West Street, South Petherton TA13 5DJ



### Gilyard Scarth

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**Agent's Note: Any plans which form part of these particulars are illustrative only and are not to scale**

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# Gilyard Scarth

**TO LET/FOR SALE**  
Contemporary Workshops extending to  
more than 5,000 sq. ft. with  
substantial secure Yard



To Let/For Sale

**Workshops & Yard  
West Street  
South Petherton  
TA13 5DJ**

**Directions:** Heading west along the A303 take the exit at the main South Petherton roundabout immediately past the garage signposted towards Ilminster and Seavington St Mary. After approximately 1 mile turn right at the Lopen Head roundabout at the Poullett Arms. Continue along this road for approximately 2 miles heading towards South Petherton where the subject premises will be found on the right hand side just before entering the town.

**Rent Guide £27,500 p.a.  
For Sale P.O.A.**

The Old Cycle Shop, Long Street  
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TEL 01935 817360 Fax 01935 817354  
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The Old Wine Merchants, 25 High  
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# Workshops & Yard, West Street, South Petherton TA13 5DJ

## Location/Situation

The property is well located on the outskirts of South Petherton, which contains local retail, business, health and leisure facilities. More extensive amenities are to be found in the nearby regional centres of Taunton and Yeovil.

The premises are located just 2 miles north of the A303 trunk road which provides excellent linkages to the main road and motorway matrix for southern England. There are mainline railway stations at Yeovil, Crewkerne and Taunton.

## The Property (General)

The entire property is contained within a site which extends to approximately 1.7 hectares (4 acres). The property contains a detached three/four bedroom house with private gardens, paddocks, stabling and outbuildings. The property also benefits from a long road frontage which provides in and out entrances in front of the main workshop building which is married to a large yard and parking area which includes some lock-up doors/garages.

The residential house (Log Close Farm) is fully self-contained with a private entrance drive and extensive gardens. These are laid mainly to lawn with floral borders, fruit cage and greenhouse. There is a prefabricated steel outbuilding and timber storage building. Beyond the gardens there are some pony paddocks with a good sized stable block.

The full extent and layout of the property is shown on the plan contained within these particulars (opposite page).

## Workshop Building & Yard

The commercial building was purpose built approximately 15 years ago as a bespoke, contemporary, vehicle workshop. The building benefits from a good eaves height which enables commercial vehicle access and there is at present an MoT bay.

The building is of steel portal framed construction with part block and part local stone elevations. Much of the exterior elevation is clad in timber, and has attractive inset narrow windows. The large pitched roof is covered with tiles.

There is good vehicle access to both sides of the main building and these roads lead to a substantial rear yard where there is a concrete apron which provides good commercial access to the four large roller shutter doors that service the building. There is also a good sized hardcore covered parking area. There are full vehicle wash down facilities and in addition a number of lock-up storage buildings.

The accommodation is as follows:

	m <sup>2</sup>	sq. ft.
Offices	34.30	370
Toilets	8.30	90
Rest Room	16.40	175
Main Workshop	<u>456.00</u>	<u>4,905</u>
<b>Total Gross Internal Area</b>	<b><u>515.00</u></b>	<b><u>5,540</u></b>

## Agent's Note

Above the office block is a mezzanine store facility with significantly reduced head height.

## Services

Mains water, three-phase electricity and private drainage. Please note the Agent has not tested the services.

## Planning

We understand that there is at present a restriction limiting the building and yards to the repair and maintenance of motor vehicles and the storage and recovery of broken down motor vehicles. A change of use to more conventional industrial, warehouse and business uses maybe applicable subject to obtaining the appropriate planning consent.

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## Tenure

### **Leasehold**

The commercial workshop building and yard is available on a new FRI lease with flexible terms. The rental guide is **£27,500 per annum.**

### **Freehold**

Subject to availability, the Owner may be prepared to dispose of some or all of the freehold of the property. The price would thereby be dependent on the extent of the physical premises and land actually being sold.

## Viewings

Strictly by prior appointment with Sole Agents:

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