

Gilyard Scarth

Please reply to Sherborne

TO LET

A business unit with excellent prominence
and profile with substantial forecourt/yard



**UNITS 1 & 2, CANVIN COURT
SOMERTON BUSINESS PARK
BANCOMBE ROAD
SOMERTON
TA11 6SB**

The premises are well located in a very high profile, prominent site on the entrance to the well established Somerton Business Park on the north eastern outskirts of the town.

RENT GUIDE £15,000 per annum

The Old Cycle Shop, Long Street
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TO LET

UNITS 1 & 2, CANVIN COURT, SOMERTON BUSINESS PARK

The Property

Units 1 & 2 Canvin Court comprises a refurbished commercial building constructed of reconstituted stone elevations under a newly renovated roof. The Units are located on a good sized self-contained secure site at the entrance to the Somerton Business Park.

Previously used primarily as offices, the recent renovations and refurbishment of the property have created more of a showroom feel to the front three rooms of the building with potential for further offices, stores, etc. in the back rooms. There are separate male and female toilets. There are new floor coverings in the front three rooms and electric heating in most of the building.

The front three rooms extend to approximately 47.7m² (510 sq. ft.). The building offers a total net internal area of 118.5m² (1275 sq. ft.).



Outside

A feature of the property is the extensive secure forecourt/yard which offers excellent profile onto the busy entrance of the Business Park. This provides excellent parking facilities for the site and could also be used as a display forecourt.

Services

Mains water, electricity and drainage are connected to the premises. (Services not tested).

Tenure

A new 6 year lease with an upwards-only rent review at the end of three years is available.

Rent

£15,000 per annum.

VAT

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

Viewings

Strictly by prior appointment with the Sole Agents:

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