

Gilyard

Scarth

Commercial

For Sale by Auction



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

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

on Thursday 23rd September 2010 at 3pm

Substantial Industrial Unit

Yeovil, Somerset

Auction Guide Price £125,000

Unit 7, Bardel Court, Yeovil BA22 8RU

SITUATION

The property is located at Houndstone on the premier Business Park in Yeovil on the western outskirts of the town. The town centre is approximately two miles away, while there is an excellent link to the A303 trunk road which is approximately five miles to the west.

Yeovil has a resident population of approximately 40,000. Major employers include August Westland, Screwfix and South Somerset District Council.

THE PROPERTY

The premises comprise a former MoD building that was refurbished and modernised in the late 1980s. The building is constructed of part blockwork and part profile metal sheet elevations under a pitched roof covered with slates. Commercial access to the building is provided by a full height roller shutter door which forms part of the buildings front elevation.

No. 7 Bardel Court has most recently been used as a tile showroom/warehouse and therefore has the benefits of established trade counter usage. In addition there is a good office/showroom fit out which includes a substantial mezzanine floor. The property is accessed from the front of the building where there is also a small secure yard. The approximate dimensions are as follows:

Main Warehouse
17.50m x 13.25m = 232m² (2500 sq. ft.)

Showroom
13.25m x 4.25m = 56m² (600 sq. ft.)

Mezzanine Showroom
13.25m x 4.25m = 56m² (600 sq. ft.)

Gross Internal Area 344m² (3700 sq. ft.)

The property is being offered as a leasehold interest building which is currently held on a lease of 125 years from the 1st October 1988. The ground rent is £200 p.a.

The freeholders of Bardel Court currently administer a service charge to maintain the service road and common areas for which the current annual service charge payment is approximately £700 p.a.

SERVICES

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

RATEABLE VALUE

Rateable Value £13,750

TENURE

The property is held on a long leasehold basis from the 1st October 1988 for a period of 125 years.

LOCAL AUTHORITY

South Somerset D.C. T: 01935 462462.

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 £125,000 for the long leasehold interest.

VAT

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

Directions

On reaching Houndstone Business Park take the second entrance into the Estate in between Landrover and Volkswagon. Continue along this road for approximately 200m and then take the first right hand turn after passing Loders Toyota. Bear right and then left along this road and continue until the end where Unit 7 Bardel Court will be found on the right hand side.

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 1

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