



54 Buckland Road, Yeovil BA21 5HA

TO LET

Area: 2.20 acres | Rent: £37,500 PA |

LOCATION:

The property is located on the Pen Mill Trading Estate. It is readily accessible either off Buckland Road or Vale Road. The property is located at the junction of Buckland Road, Vale Road and Lyde Lane.

Other occupiers in the immediate vicinity include Able Box, Yeovil Plumbase, Wilts Wholesale Electrical and Screwfix.

KEY FEATURES:

- Click TOUR button for aerial drone pics
- Excellent road frontage
- Long or short term let
- Open storage
- Located on established trading estate

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DESCRIPTION:

The property comprises a broadly rectangular site of approximately 2.2 acres (0.89 ha). It has excellent road frontage. The property is on two levels. The top level has been concreted while the bottom level loose scalped. There is perimeter palisade fencing in part. To the front of the property is a small car parking area. There is a small site office located on the property together with another building housing the electrical installations. The property above ground has been used for many years in connection with the open storage of fuel. The office building is a single storey brick built structure with a flat roof. It is centrally heated and includes a WC and kitchen. The Gross Internal Area is approximately 65sqm (700 sq ft).

TENURE:

The property is available either by way of assignment or sub-lease. The lease is held for a term from August 1967 until its expiry in March 2065 with a passing rent of £37,500. Offers for a shorter term are welcome.

EPC: E 120

VAT: VAT is not chargeable

LEGAL COSTS: Each party to be responsible for their own legal costs.

RATES: Liquid bulk storage depot and premises - 2017 Rateable Value £37,750. This is not the amount you will pay.

CONTACT:



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