



## 24 Garrett Road, Yeovil BA20 2TJ

### FOR SALE / TO LET

Area: 3,478.00 sq ft (323.12 sq m) | Rent: £40,000 PA | Price: £450,000

#### LOCATION:

Garrett Road is on the Lynx Trading Estate being well located and home to some of the town's more significant occupiers including Screwfix, CEF and Buildbase. The unit is opposite the recently developed Lynx Trade Park with occupiers including Greggs, Rexel, Tile Flair and Tappi Carpets and Floors.

#### KEY FEATURES:

- Good quality office space
- Opposite the new Lynx Trade Park
- Industrial unit with yard
- Ring fenced
- Prime location
- Next to Buildbase
- Off road car park
- Ideal for a variety of uses

## 24 Garrett Road, Yeovil BA20 2TJ

### DESCRIPTION:

Formerly an industrial unit with a two storey office building to the front. The building has latterly been converted entirely into office use. The unit is ideal for continued use as offices or alternatively could readily be repositioned as a trade counter.

The former industrial unit to the rear having an eaves height of approximately 3.2m.

The office conversion is to a high standard including air conditioning throughout. There are kitchen and WC facilities on both ground and first floors together with central heating by way of a gas fired boiler.

The property benefits from a private car park together with outside yard.

In all 0.38 acres.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Ground Floor	2,118.00	196.77
First Floor	1,360.00	126.35
<b>TOTAL</b>	<b>3,478.00 sq ft</b>	<b>323.12 sq m</b>

**TENURE:** A new lease is offered on terms to be negotiated. The ingoing tenant maybe required to provide a deposit, references and/or a guarantor.

**EPC:** D **VAT:** VAT is not chargeable

**LEGAL COSTS:** Each party to be responsible for their own legal costs **RATES:** Description Office and premises £36,000. This is not the amount you will pay. Land used for storage and premises £3,400

### CONTACT:



**Chesters Harcourt**  
01935 415454  
info@chestersharcourt.com

Chesters Commercial Ltd trading as Chesters Harcourt, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that:  
i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition.  
ii) Chesters Commercial Ltd trading as Chesters Harcourt have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard.  
iii) Neither Chesters Commercial Ltd trading as Chesters Harcourt nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.  
iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only.  
v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.