



Units 2a and Unit 2b Seaton Mews West Hendford, Yeovil BA20 2AG

TO LET

Various Sizes Available

LOCATION:

The units are located off West Hendford, close to Lysander Road, approximately 0.5 miles from Yeovil town centre. Yeovil is an industrial and former market town with a resident population of 42,500 and offers a good range of recreational, educational and shopping amenities. The A37 and A30 bisect the town, whilst the A393 trunk road is accessible some 5 miles distant, providing access to Taunton and the M5 some 26 miles away. Two railway stations serve the town providing access to London/Waterloo and Bristol/Weymouth.

KEY FEATURES:

- 5.6m eaves height
- Successful trade counter development
- Allocated car parking spaces
- Fully mezzanineable
- 5-10 mins walk into town centre
- 195.1 sq m to 538.8 sq m

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DESCRIPTION:

Forming part of the former Douglas Seaton's vehicle repair workshop, these units represent fully refurbished light industrial units with B1/B8 planning use (actual proposed use(s) must be confirmed directly with the Local Planning Authority). The units benefit from good allocated car parking

PREMISES	AREA SQ FT	AREA SQ M	RENT PA
2a	3,700.00	343.74	
2b	2,100.00	195.10	
2a & 2b	5,800.00	538.84	

TENURE:

New full repairing and insuring lease/s, terms to be negotiated.

VAT:

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT).

SERVICE CHARGE: The external communal areas of Seaton Mews are maintained to a high standard by the management company and a service charge is payable. Further details on request.

EPC: D 80

LEGAL COSTS: Ingoing tenant/s to be responsible for the landlord's legal costs incurred in the transaction

RATES: To be assessed

CONTACT:

Chesters
Harcourt

Chesters Harcourt
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