

Warehouse & Yard, Bradley Road, Maiden Bradley, BA12 7JR

Warehouse & Yard

20,397 sq ft (1894.88 sq m)

On 1.27 acres (0.51 ha)

To Let



LOCATION

Maiden Bradley is situated on the border of Somerset and Wiltshire, approximately 7 miles from Warminster and 6 miles to the market town of Frome. It lies on the B3092, which links to the A361 6 miles to the north at Frome and to the A303 5 miles to the south at Mere.

SITUATION

The property is situated in the centre of the village with access via Bradley Lane.

DESCRIPTION

The property comprises a former timber yard. It has been used for many years as a builders merchants for the storage and distribution of timber and building materials. It comprises a substantial yard of 1.27 acres, providing extensive hardstanding and external storage areas, together with a main warehouse building and office/trade counter building.

The main warehouse is of steelframe construction with pitched corrugated cement sheet roof. The sides of the building are clad in timber.

The office and trade counter building is of local stone construction under a pitched slate roof. It is arranged to provide open plan ground floor trade counter/sales area with offices and cloakrooms above.

AGENTS NOTE

An additional yard area and storage building, extending to approximately 1 acre, are available under a separate lease. Full details on application.

ACCOMMODATION

Main Warehouse **18,769 sq ft** (1,743.64 sq m)

Office/Trade Counter

Ground Floor **184 sq ft** (75.62 sq m)

First Floor **184 sq ft** (75.62 sq m)

LEASE TERMS

A new flexible full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews and/or landlord's break. The lease to be contracted out of the Landlord & Tenant Act 1954 Part II.

RENT

£55,000 per annum exclusive.

VAT

Rent exclusive of VAT (if applied).

BUSINESS RATES

Rateable Value: £31,500.*

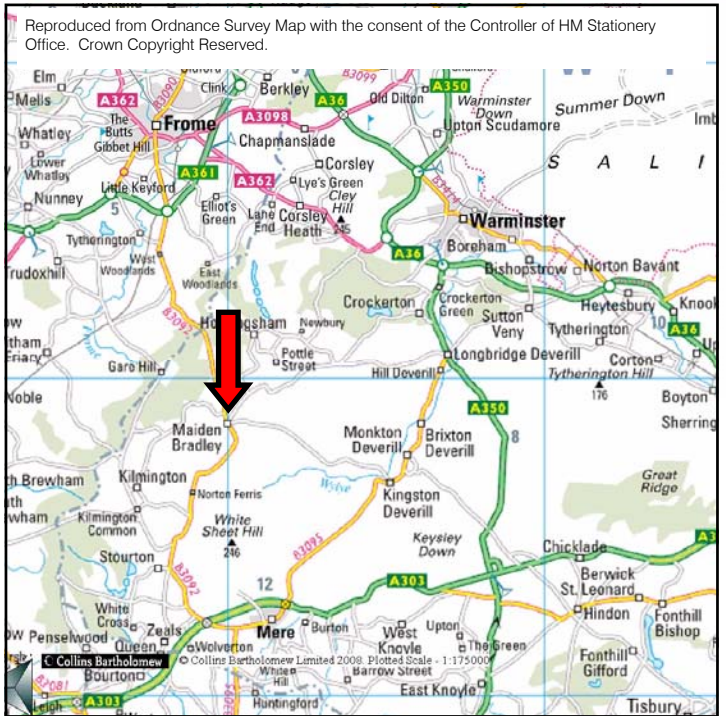
Rates payable for year ending 31/03/20: £15,466.50.

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

SERVICES

Mains electricity (3 phase), water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.



PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, County Hall, Bythesea Road, Trowbridge, BA14 8JN, SP1 3UZ. Tel: 0300 456 0114.

VIEWING

Strictly by appointment only.

Ref: DS/JW/18953

ENERGY PERFORMANCE



CODE OF PRACTICE

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: www.leasingbusinesspremises.co.uk.

DISCLAIMER

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.