



Unit 1, 2 Ford Road
Wiveliscombe
Somerset
TA4 2RE

G.I.A of 116.78 Sq M
(1,257 Sq Ft)

- Trade counter unit.
- Enclosed yard to front with gated access and parking for 14/16 vehicles.
- Located on an established trading estate.
- Set within Wiveliscombe and 0.5 miles from the town centre.

LOCATION

Wiveliscombe is a popular Somerset town located 10.5 miles to the West of the county town of Taunton. Junction 25 of the M5 motorway at Taunton and junction 26 at Wellington are both within easy reach.

DESCRIPTION

Ground floor trade counter location on a corner position on the main road. Trade counter of 7.55m x 6.73m with fluorescent lighting and ceramic tiled floor. UPVC double glazed windows to front and side. Trade counter desk in place.

Located off the trade counter is office 1 of 4.72m x 4.42m with a former doorway leading into the rear of the trade counter which could easily be reopened.

From the trade counter there is a door leading into office 2 of 5.47m x 2.28m with fluorescent lighting and UPVC double glazed window to side and doorway into office 3 of 5.36m x 3.19m with UPVC double glazed windows to front overlooking the yard. Fitted out with tongue and groove wooden walls, spotlights and wooden cladding to ceiling.

Kitchenette will be fitted into office 2.

From the trade counter is a door into a corridor leading into ladies and gents WC facilities plus office 1.

VIEWING

All viewings should be made through the sole agent, Carter Jonas:

T: 01823 428 590

M: 07968 216 596

E: Stephen.richards@carterjonas.co.uk

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice.

| | Sq M | Sq ft |
|---------------|-------|-------|
| Trade counter | 50.82 | 547 |
| Office 1 | 20.86 | 225 |
| Office 2 | 12.47 | 134 |
| Office 3 | 17.10 | 184 |

TENURE & RENTAL

New lease on flexible terms to be agreed at a quoting rent of £8,000 per annum plus VAT.

EPC

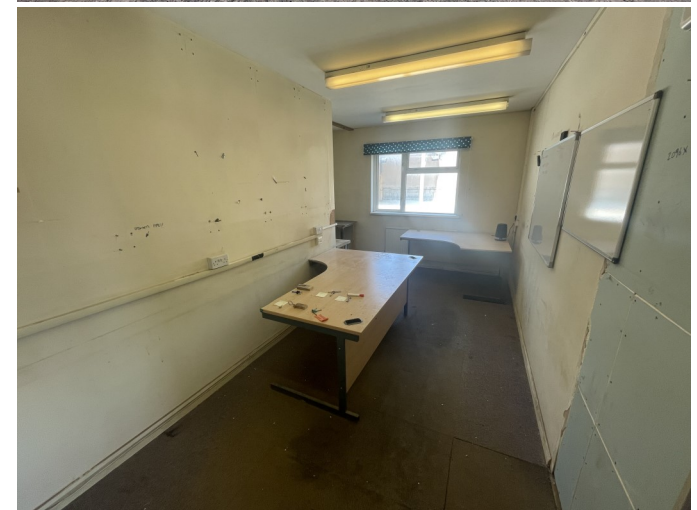
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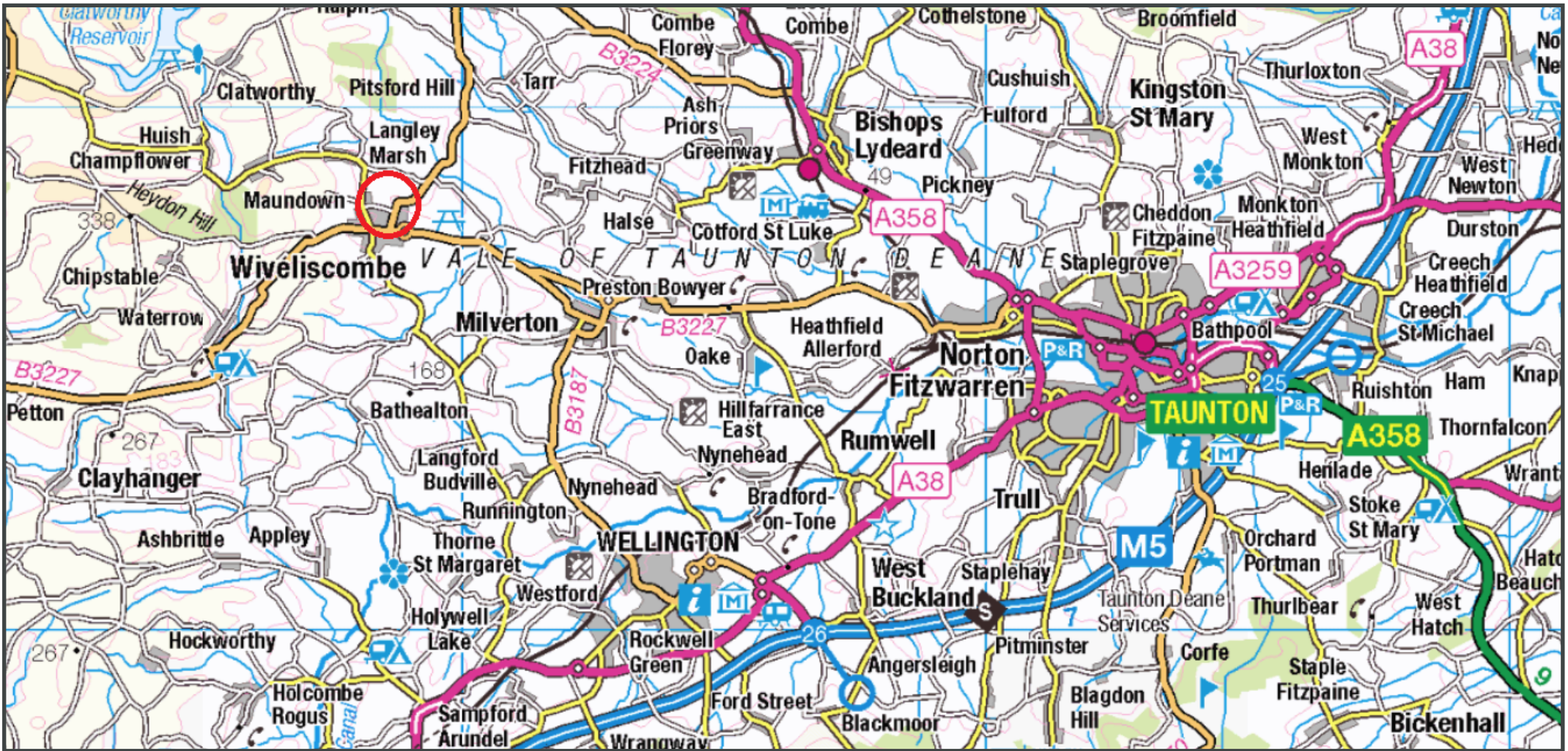
BUSINESS RATES

The units have not been separately assessed at this time. For verification purposes, interest parties are advised to make their own enquiries on www.voa.gov.uk.

LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.





FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

Stephen Richards MRICS

M: 07968 216 596 | T: 01823 428 590

E: Stephen.richards@carterjonas.co.uk

Quad 4000, Blackbrook Park Ave, Taunton, Somerset, TA1 2PX

IMPORTANT INFORMATION

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