

# The Old Market

## WAREHOUSE / INDUSTRIAL / DEVELOPMENT

6,034 sq ft (560.60 sq m)  
on 0.66 acres (0.27 ha)

- Rare freehold property in the heart of Langport.
- Potential redevelopment opportunity, subject to planning.
- Detached workshop / industrial / trade counter unit.
- Large front car park with 16 marked spaces with potential for more.
- Large rear secure fenced yard with concrete / tarmacadam surface.
- Prominently situated fronting A378 North Street in the centre of Langport, close to the junction with the A372.

North Street  
Langport  
Somerset  
TA10 9RQ



## CONTACT US

### PHILIP CRANSTONE

Director  
+44 (0)7717 587726  
philip.cranstone@cbre.com

### ALEX QUICKE

Senior Surveyor  
+44 (0)7867 193908  
alex.quicke@cbre.com

### ANDY GREEN

Apprentice Surveyor  
+44 (0)7901 272087  
andrew.green3@cbre.com

### CBRE OFFICES

Floors 13 & 14 Clifton Heights  
Triangle West  
Clifton, Bristol BS8 1EJ

# The Old Market

## PROPERTY OVERVIEW

### DESCRIPTION

- Rare freehold property in the heart of Langport.
- Potential redevelopment opportunity, subject to planning.
- Detached workshop / industrial / trade counter unit.
- Large front car park with 16 marked spaces with potential for more.
- Large rear secure fenced yard with concrete / tarmacadam surface.
- Incorporating trade counter, timber trade counter extension, steel portal frame warehouse, stores, timber lean-to and first floor offices.
- 3.03m eaves and 2.52m clear internal height to the warehouse.
- Loading door measuring 4.04m wide by 2.51m high.

### ENERGY PERFORMANCE

The property has been given an Energy Performance Certificate (EPC) of D (78).

A full EPC is available upon request.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

	SQ M	SQ FT
Trade Counter	120.10	1,293
Timber Trade Counter Extension	78.40	844
Warehouse	126.60	1,362
Stores	56.20	605
Timber Lean-to	57.50	620
First Floor Offices/ Ancillary	121.70	1,310
<b>Total GIA</b>	<b>560.60</b>	<b>6,034</b>
<b>Site Area</b>	<b>0.27 ha</b>	<b>0.66 acres</b>

### SERVICES

We understand that mains services are provided to the property and include water, drainage and electricity.

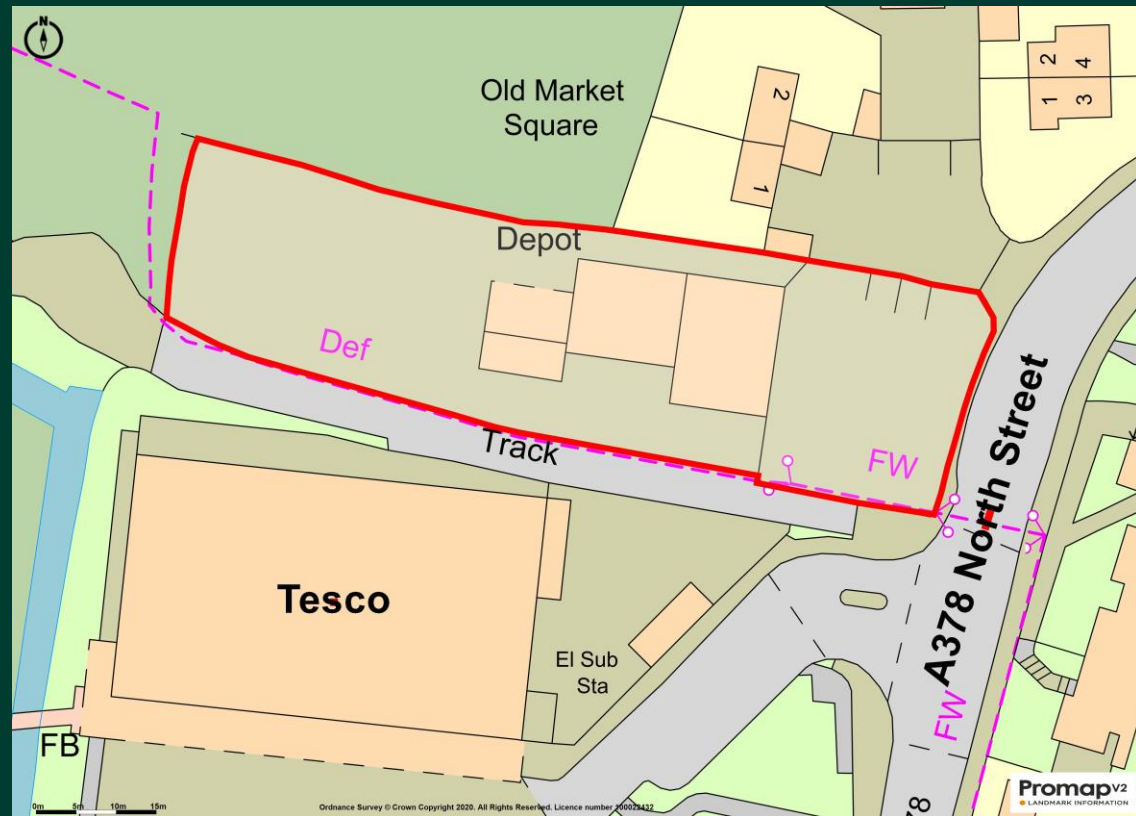


Industrial | For Sale / For Lease

# The Old Market

North Street  
Langport  
Somerset  
TA10 9RQ

## FURTHER INFORMATION



**Industrial** | For Sale / For Lease

# The Old Market

North Street  
Langport  
Somerset  
TA10 9RQ

## FURTHER INFORMATION

### RATEABLE VALUE

The property is listed in the Valuation List 2023 as Builders merchant and premises, with a Rateable Value of £42,750.

Prospective occupiers are advised to make their own enquiries of the Local Rating Authority to establish the position in respect of any upcoming changes to this and any associated Transitional Relief benefits.

### PLANNING

The property has previously been used as a Builders Merchants, and we anticipate would also be suitable for is suitable for Class E(g) Light Industrial, Class B2 General Industrial and Class B8 Storage & Distribution purposes. The property may also be suitable for alternative use redevelopment, subject to planning.

Interested parties are advised to make their own enquiries with the Local Planning Authority in respect of the current permitted use and their proposed use.

## TENURE

The property is available to purchase on a freehold basis, with vacant possession. Or by way of a new Full repairing and insuring (FRI) Lease, subject to Status.

## GUIDE PRICE / RENT

Available upon application.

## VAT

All figure are quoted exclusive of VAT which will be charged at the prevailing rate.

## LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

## ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



Industrial | For Sale / For Lease

# The Old Market

North Street  
Langport  
Somerset  
TA10 9RQ

## LOCATION TA10 9RQ

### SITUATION

- Prominently situated fronting A378 North Street in the centre of Langport, close to the junction with the A372.
- A378 connects to A358 which provides access to Junction 25 of the M5 motorway and Taunton.
- A372 connects Bridgwater with the A303 and A37, at Podimore just to the north of Yeovil.
- Adjacent to Tesco superstore.

### TRAVEL DISTANCES

- Junction 25 of the M5 motorway – 11.90 miles (19.10 km)
- Bridgwater – 12.20 miles (19.70 km)
- Taunton – 14.70 miles (23.70 km)
- Yeovil – 13.50 miles (21.80 km)
- Bristol – 58.80 miles (94.70 km)

### CONTACT US

#### PHILIP CRANSTONE

Director  
+44 (0)7717 587726  
philip.cranstone@cbre.com

#### ALEX QUICKE

Senior Surveyor  
+44 (0)7867 193908  
alex.quicke@cbre.com

#### ANDY GREEN

Apprentice Surveyor  
+44 (0)7901 272087  
andrew.green3@cbre.com

#### CBRE OFFICES

Floors 13 & 14 Clifton Heights  
Triangle West  
Clifton, Bristol BS8 1EJ



© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.