

FOR SALE

Yeovil - Bus Station, Reckleford

Hartnell 
Taylor Cook
LLP

Industrial

0117 923 9234



Location - BA21 4EJ

The former First Group Bus Station occupies a prominent position approximately a quarter of a mile to the north east of Yeovil town centre fronting the A30 dual carriageway which links with the A3088 which provides access to the A303. The property lies within a mixed use area, nearby uses include car showrooms, petrol filling stations, retail and residential development.

Description

The property comprises a 0.8 acre development site in a highly prominent location with frontage onto the A30 dual carriageway with a return frontage onto Goldcroft. The site is considered suitable for residential, retail or mixed use development subject to planning permission.

Buildings on the site comprise a two storey office building to the front of the site which has a basement under part, two separate vehicle workshops and a single storey bus garage.

The remainder of the site is concrete hardstanding utilised for vehicle parking.

Adjoining the site to the rear of the bus station is a development site extending to approximately 1.5 acres (0.60 ha) this is available by way of separate negotiation, the area of the combined sites being circa 2.3 acres.

Accommodation

Office building	4,815 sq ft	447.32 sq m
Workshop 1	5,969 sq ft	554.53 sq m
Workshop 2	6,209 sq ft	576.83 sq m
Bus Garage	8,889 sq ft	825.80 sq m
Total	25,882 sq ft	2,404.48 sq m
Site area	0.83 acres	0.32 ha

EPC

The property has an EPC rating of E. A copy of the EPC can be provided on request.

Tenure

Freehold with vacant possession.

Price

Offers are invited in excess of £650,000 exclusive of VAT. Subject to contract.

Rates

Rateable Value: £37,500.00

UBR 49.30p

Rates Payable: £18,487.50

Please verify the actual rates payable with the local authority.

Planning

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to South Somerset District Council, Brimpton Way, Yeovil, Somerset, BA20 2HT.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewing

For further information or to arrange an inspection, please contact:

Simon Harvey

Direct Dial: 0117 946 4520

Mobile: 07785 222868

Email: simon.harvey@htc.uk.com



SUBJECT TO CONTRACT

Date of production: Thursday 22nd October 2015

Hartnell Taylor Cook LLP is a Limited liability Partnership registered in England and Wales OC 313211.

Hartnell Taylor Cook LLP is regulated by the RICS.

Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, whose agent they are, give notice that:

- * These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract;
- * All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness;
- * No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor;
- * Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction;
- * All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation;
- * No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn;
- * Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the instance or otherwise of any noxious substance.

Hartnell
Taylor Cook
LLP