



## Modern Fully Fitted Food Production Unit **TO LET**

**Unit 15 Camelot Court, Bancombe Trading Estate, Somerton, Somerset TA11 6SB**

- 1,425 sq ft fully fitted food production unit
- Including large modern racked chiller unit, food cooking and preparation equipment
- LPG Gas Supply

**Rental Guide £18,000 per annum**

## Location

Somerton is a vibrant south Somerset town with a population of some 4,700 and a large commercial quarter with Business Park, numerous retail, public house, cafe and other commercial uses in the town centre. Somerton is situated some 12 miles north west of Yeovil and 18 miles east of Taunton and the A303 some 5 miles to the south east provides the virtual dual carriageway link to London via Junction 8 of the M3

Bancombe Trading Estate is the town's commercial centre and is situated 1 mile north east of the Town Centre off the B3153 Somerton – Langport Road.

Bancombe Trading Estate comprises a mix of large stand-alone light and heavy industrial units as well as terraces of smaller units suitable for small independent service industry users. The Estate also houses a popular Recycling Facility, has a few trade counter operators and car servicing businesses. The majority of the occupiers on the Estate are light industrial users.

## Description

15 Camelot Court is an attractive, end terrace business unit benefiting from a large forecourt and rear shared service yard suitable for loading and unloading purposes.

The unit has been fitted out for food production purposes. From the front pedestrian entrance is a good sized office and reception area.

Accessed from the office is a food preparation area incorporating cooking and food preparation units.

Equipment includes a walk in fully racked fridge/chiller unit.

At the rear of the unit there is a store and delivery area with pedestrian double doors accessing the rear service yard.

An LPC Gas Supply serves the unit

## Accommodation

The unit has the following approximate gross internal floor area

132.38 sqm (1,425 sqft)

## The Lease

Unit 15 is available To Let on a new lease as a fully fitted food production unit for a term of years by arrangement

## Rental Guide

Unit 15 is available at a rental guide of £18,000 per annum exclusive.

## Business Rates

Unit 15 has a Rateable Value of £8,500

Qualifying businesses benefitting from Small Business Rates Relief currently have no business rates to pay.

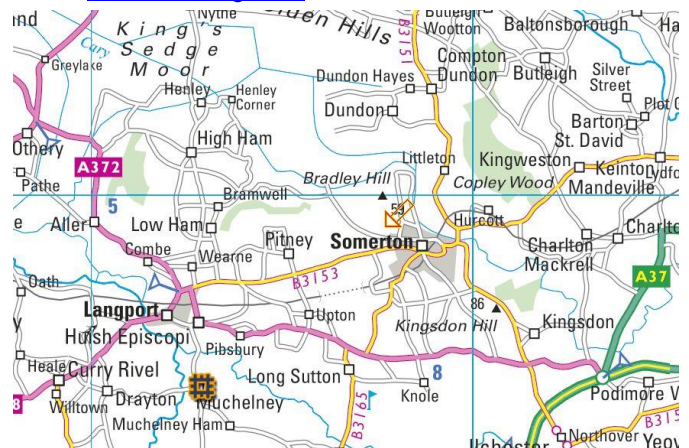
## Viewing

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Office



Food Preparation Area

Important Notice –  
These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Food Preparation Area



Walk in fridge

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