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FOR SALE / MAY LET

UNIT 1, COXLEY BUSINESS PARK, WELLS, SOMERSET, BA5 1RQ.



- **PROMINENT ROADSIDE COMMERCIAL UNIT FOR SALE / MAY LET**
- **GOOD PARKING PROVISION – 11 SPACES AVAILABLE**
- **QUOTING PRICE ON APPLICATION**
- **VACANT POSSESSION**
- **COULD SUIT MANY USES – SHOWROOM, RETAIL, OFFICE ETC**

SUBJECT TO CONTRACT

LOCATION

The property is very prominently situated fronting the main A39 Wells to Glastonbury Road, thus benefiting from a wide and substantial client catchment, principally revolving around Wells, Glastonbury, and Street, although with clients also travelling from Bath, Bristol, Taunton and Bridgewater.

The city of Wells is a most historic and attractive city, situated 20 miles south of Bristol and a similar distance from Bath. Other major towns close by include Glastonbury, Street, Radstock and Shepton Mallet. Road communications are generally good with the A38, A361 and A4174 providing access to the M4 and M5.

THE PROPERTY

The property, formerly a car showroom and therefore occupying a prominent main road position, was most recently occupied by a hairdressing and beauty salon.

The shop is fitted with a large double glazed frontage, a mixture of tiled, vinyl and laminate flooring, mounted ceiling lighting, pendant and spot lighting. There are also ceiling mounted air conditioning units throughout, as well as gas central heating. There is a surround sound music system which can be independently controlled in each zone.

The unit has an entrance foyer, several large retailing areas and six partitioned beauty / treatment rooms. There are also two separate kitchen facilities, two WC facilities, a staff room, and a separate office.

There is a right to park 11 private motor vehicles.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement Standards (2nd Edition, January 2018) and we confirm that the property has the following approximate net internal area:

Ground Floor: 3,318 sq. ft (308.25 sq. m)

TENURE

Freehold / May Let – further details available upon request.

PRICE

Quoting Price on Application.

USE

We understand that the property benefits from a Commercial Business – Class E Use.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

BUSINESS RATES

In accordance with the Valuation Office Agency (www.voa.gov.uk) the property has the following designation.

Description: Salon and Premises
Rateable Value: £33,000

We would recommend that interested parties make their own enquiries direct with the Council.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

VAT

We understand that the property is elected for VAT and therefore VAT will be payable on prices.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment via the sole agents Burston Cook:-

FAO: Holly Boulton

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

SUBJECT TO CONTRACT

UPDATED NOVEMBER 2022

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