



## Rural Workshop TO LET

**Unit 10 Barrows Hill Farm Business Centre, East Chinnoek, Yeovil, Somerset, BA22 9EY**

- 141.5 sq m (1,525 sq ft) Workshop premises with additional covered yard
- Situated on a secure and attractive Rural Business Park
- Close to A30 providing good access to Yeovil and Crewkerne
- Flexible occupational terms

**Rent £500.00 per calendar month**

## Location

Barrows Hill Farm is situated just off the A30 Crewkerne to Yeovil Road, approximately 5 miles from Crewkerne and 6 Miles from Yeovil.

From Yeovil, turning right off the A30 just beyond West Country Cars Garage, Barrows Hill Farm is the next turning left.

Accessed via a gated yard Barrows Hill Farm Business Centre has been developed around a former farmyard and provides a terrace of attractive workshop and store units.

## Description

Unit 10 comprises a good sized workshop unit with covered yard to rear suitable for open storage or parking.

The unit benefits from strip lighting throughout, roller shutter door and WC facilities.

Workshop with sink, pedestrian door to rear covered area, wood burning stove.

Office.

Store with pedestrian door to front, concrete floor and electric heating.

Covered area is open fronted and accessible from the rear of the workshop.

## Accommodation

Unit 10 has the following approximate gross internal floor areas:

<b>Workshop</b>	<b>84.7 sq m</b>	<b>912 sq ft</b>
<b>Store</b>	<b>35.7 sq m</b>	<b>385 sq ft</b>
<b>Office</b>	<b>21.1 sq m</b>	<b>228 sq ft</b>
<b>Covered Area</b>	<b>78.6 sq m</b>	<b>846 sq ft</b>

## Business Rates

The Valuation Office Website records Unit 10 as having a Rateable Value of £4,750.

Currently no Business Rates are being paid. Interested parties should make enquiries of the Local Authority.

## Terms

Unit 10 is available by way of a simple rolling monthly letting arrangement on internal repairing terms for a period by arrangement.

Tenants are responsible for electricity, refuse collection charges and any future Business Rates liabilities.

The landlord is responsible for external repairs and external maintenance, building insurance and water rates liabilities.

## Rental Guide

Unit 10 is available at an annual rent of £6,000 per annum exclusive payable monthly in advance at the rate of £500 per calendar month exclusive.

## VAT

VAT is not currently charged on the rent.

## Viewing

Strictly by appointment with sole agents:-

Robert Clark / Simon Welch, Greenslade Taylor Hunt.

22 Princes Street, Yeovil, Somerset, BA20 1EQ

Telephone: 01935 423474

Email: [robert.clark@gth.net](mailto:robert.clark@gth.net) / [simon.welch@gth.net](mailto:simon.welch@gth.net)

