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Greenslade Taylor Hunt



Freehold For Sale
Mill and Warehouse Property

**Old Flax Mills, Greenham, Nr Crewkerne,
Somerset, TA18 8QE**



Freehold Property For Sale with Vacant Possession

Old Flax Mills, Greenham, Nr Crewkerne, Somerset, TA18 8QE

Guide Price : £390,000

- Mill and Warehouse on a site of 0.38 ha (0.930 acres)
- Potential for alternative uses subject to planning
- Suitable for owner / occupier as existing
- Total Floor Area 1,321 sq m (14,240 sq ft)

Location

Greenham is located within West Dorset, half a mile from the Somerset border and 4 miles from Devon. The nearest town in Dorset is Beaminster (5 miles) which supports a dozen or more local villages. Across the Somerset border are Crewkerne (4 miles) and Chard (6 miles). They are busy market towns on the main A30 route, with easy links to the A303. The Jurassic Coast is 11 miles to the south, where Lyme Regis and West Bay are popular seaside destinations.

Description

Located on a site of approximately 1 acre, the Old Flax Mills Site comprises a three storey former Flax Mill and detached modern warehouse building, with yard and parking areas.

The Mill building provides a good sized workshop area at lower ground floor level with further workshop, storage and distribution areas at ground floor level. Reception, offices, canteen and WC facilities are provided at first floor level. The attic provides additional storage accommodation.

The modern warehouse unit benefiting from a roller shutter door to the front provides good sized ground floor warehouse accommodation with a floor to ceiling height of 5.1m (16 ft 9 in) and a similar sized first floor accommodation with restricted ceiling height.

To the rear of the warehouse is a yard area for parking purposes.

Accommodation

Mill Building	
Lower Ground Floor	172 sq m (1,850 sq ft)
Ground Floor	297 sq m (3,200 sq ft)
First Floor	175 sq m (1,890 sq ft)
Attic	120 sq m (1,300 sq ft)
Total	764 sq m (8,240 sq ft)
Warehouse	557 sq m (6,000 sq ft) with similar sized first floor

Services

Mains water and electricity are available to the property, with drainage to a septic tank.

An oil fired heating system serves the ground floor of the Mill building.

Business Rates

- The property has a Rateable Value as at April 2010 of £24,000.

Tenure

Freehold with vacant possession.

The property is currently owner – occupied, however the current owner is prepared to relocate the existing business.

Guide Price

Offers in the region of £390,000, subject to contract, are sought for the freehold interest.

The property has not been elected for VAT and therefore VAT will not be payable on the purchase price.

Viewing

Strictly by appointment with agents:-

Robert Clark and Simon Welch,
Greenslade Taylor Hunt,
22 Princes Street, Yeovil, Somerset, BA20 1EQ

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