



Industrial Estate & Van Sales

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South West

Freehold

Ref No: 2507

Asking Price: £2,275,000

Turnover: £1,642,850

- Large Industrial Estate partly developed
- Considerable Additional Development Opportunity
- Variety of Uses. Can include Van Sales business
- Sold with or without Vacant Possession



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knowledge with experience

If you require any further information or wish to arrange a viewing appointment, please contact amberglobe on 0800 707 6370 or sales@amberglobe.co.uk

SOUTHERN OFFICE

Fair Park House
Exeter Road
Crediton EX17 3BJ

NORTHERN OFFICE

26 Victoria Street
Holmfirth
Huddersfield HD9 7DE



Description

This c2.5 acre freehold site adjacent to the M5 together with the Commercial Van Sales business which operates from it, is available for sale as either a commercial/industrial site, a development site, with or without vacant possession or as a freehold going concern. The choices and opportunities are endless! The commercial van business can be included or excluded from the sale.

This is a retirement sale and the current owners have been trading from the site for some 14 years. They have recently completed the construction of 5 industrial units with approximately 14,400 square feet of lettable space. In addition there is a mobile phone mast producing an excellent income and a large 4/5 bed roomed Victorian farmhouse in immaculate condition. An adjoining c5.5 acre field is also included in the sale. There are excellent opportunities to enlarge the commercial use of the site and to build a number of additional industrial units subject to planning consent.

The Commercial Van business turns over some £1.65m and produces a high net profit. Through a combination of rents and profits the overall enterprise could be producing a return on investment approaching 12%.

The site currently comprises 5 industrial units of which are 3 are leased out on a monthly tenancy equating to £9,600 per annum each. The mobile phone mast pays a rent of £10,000pa including VAT.

Three of the units are c1600 sq feet each. The remaining two units are used by the vendor's van sales and repair business. They total c9,600 sqft in area including some 1,200 of mezzanine floor space. Mezzanine floors could be built in all of the units which would virtually double lettable space.

Outside the units there is a large concrete apron on which the vans are parked but which could be developed into an additional

unit. To the rear of the property is additional space currently used for container storage on which also could be constructed another building.

The neighbouring house is immaculate and beautifully presented. It comprises, sitting room, dining room, snug/second sitting room, two kitchens, walk-in larder, downstairs lavatory, 3 bedrooms, bathroom and study/office/4th bedroom on the first floor and large master bedroom with ensuite on the second floor. Externally there is a well maintained garden and large four car garage. There are numerous outbuildings, barns and sheds.

Subject to planning consent the house could however be knocked down and a large industrial unit built in its place.

The property has its own sewage treatment plant and the house and the units have oil fired heating. The site is well lit and CCTV operates throughout.

Adjacent to the developed site is a large c5.5 acre field which is included within the sale.

The site is accessible from both sides of the M5 and is very close to the substantial industrial estates on the outskirts of Burnham on Sea.

The Commercial Vans business has been trading for many years and can be included or excluded from the property sale. Turnover is an exceedingly healthy £1.65m and stated profits are c£105,000 although under new owners this profit could be considerably increased.

These sales particulars have been prepared as a general guide and do not form part of a contract. We have not carried out a survey nor tested the appliances and specific fittings. Dimensions where given, are approximate and should be verified by the intending purchasers. Any financial or trading information will have been provided by the vendors and is passed on by us in good faith and will need to be verified by the usual due diligence process.

*Viewing – No direct approach may be made to the vendors, staff or suppliers.
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