

November 2024

Fully Let Trade Counter Units Within An Established Trading Estate



Disposal Summary

**Trafalgar House, Galmington Trading Estate,
Taunton, TA1 5LY**

FULLY LET TRADE COUNTER UNITS WITHIN AN ESTABLISHED TRADING ESTATE

Investment Summary

- Comprises a well-located **fully-let trade counter terrace** situated on the Galmington Trading Estate in Taunton
- Situated on a **prominent corner position**, located only 100 meters from the A38
- Comprises a terrace of **six trade counter units** totalling **20,200 sq ft** GIA of industrial accommodation
- Opportunity to **achieve reversion** following the recent letting of Units 3-4 which achieved a new headline rent of £12.00 psf
- WAULT of **5.70 years** to break and **6.40 years** to expiry
- Current rent of **£156,185 per annum**, equates to a base rent of **£7.73** per sq ft across the Property
- Site area of **0.88 acres (0.36 ha)**
- Freehold

Proposal

We are instructed to seek offers in excess of **£1,960,000 (One Million Nine Hundred And Sixty Thousand Pounds)** subject to contract and exclusive of VAT, reflecting a Net Initial Yield of **7.50%** (assuming purchaser's costs of 6.26%), equating to a low capital value of **£97.03 per sq ft**

Further Information

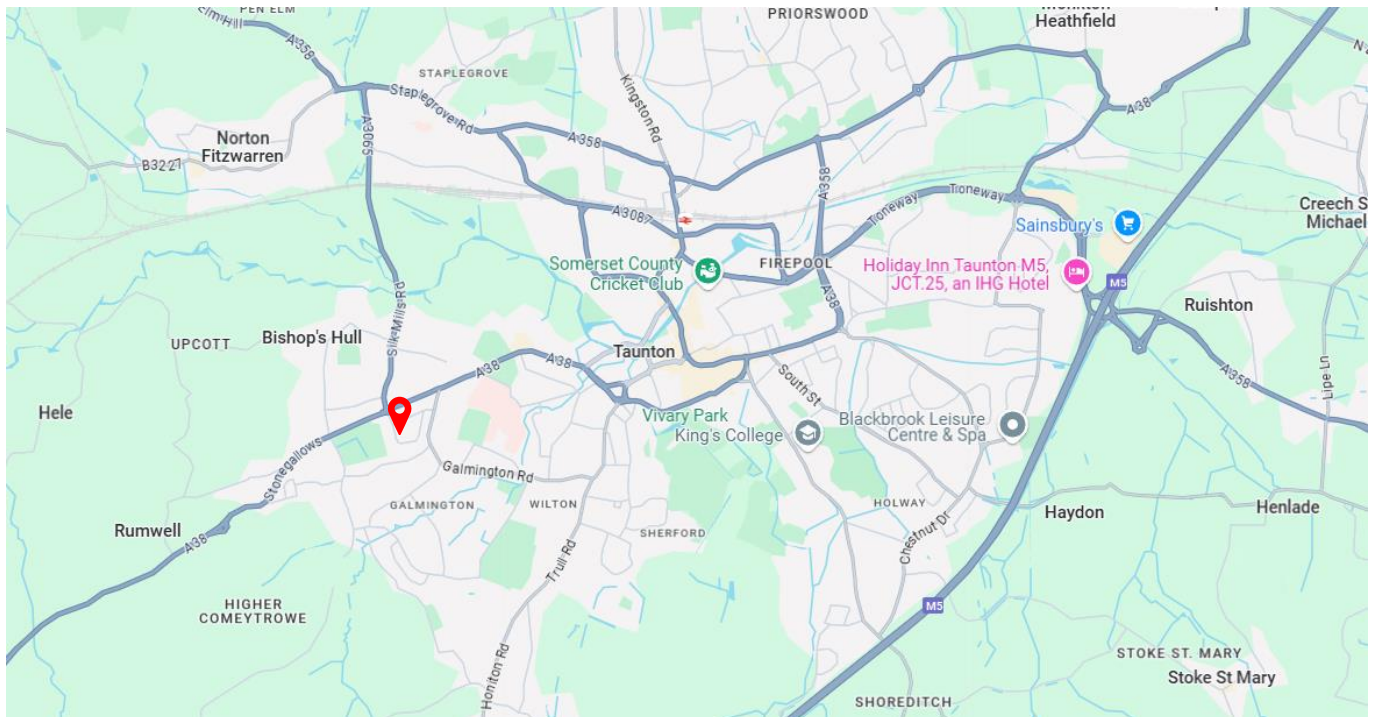
Additional information will be provided through access to a dedicated data site for the Property and will include:

- Title Information Pack;
- Occupational leases;
- Rental Payment History;
- EPC's;
- Insurance & Tax Documentation.

Location

Taunton is the second largest town in Somerset and is the county's administrative, and centre. The town has attracted major occupiers including the UK Hydrographic Office, Western Provident Association and Viridor.

The town is situated within close proximity to Junction 25 of the M5 Motorway, with the A358 providing links between the M5 and the nearby A303/A30. Exeter is located 36 miles to the south west and Bristol is located approximately 48 miles to the north east.



Situation

The property is located within the Galmington Trading Estate which is an established industrial estate within Taunton. Accessed via Cornishway South, the terrace is situated less than 100 meters from the A38 providing direct access to the M5 Motorway.

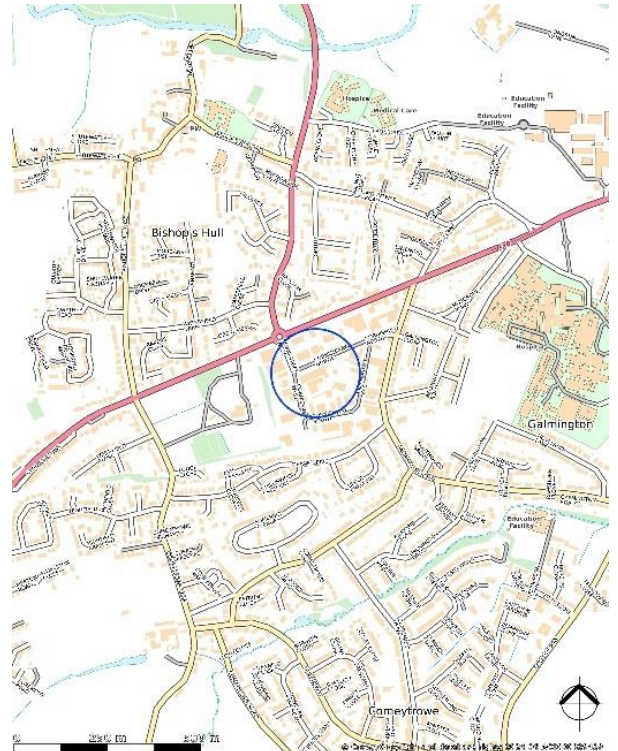
Other occupiers on the trading estate include Topps Tiles, National Tyres, Plumbase, Screwfix, City Plumbing and SIG Roofing.



Description

The Property is a purpose-built industrial terrace comprising six trade counter units, covering a total area of 20,200 sq ft. The terrace is constructed from brickwork outer leaf with blockwork and steel profile cladded over.

Location and title plan:



Tenure

Freehold

Tenancy schedule

Unit	Tenant	Area	Lease Start Date	Lease End Date	Break Option	Rent Review Dates	Rent PA	Rent PSF
Unit 1A	The Soul Gourmet Limited	2,784	23/12/2020	22/12/2030	23/12/2025	23/12/2023	£22,000	£7.90
Unit 1B	Foray Motor Group Limited	1,691	12/05/2020	11/05/2025	-	-	£12,000	£7.10
Unit 1C/D	Francis Wayne Miller	3,630	22/12/2016	21/12/2031	-	22/12/2025	£24,292	£6.69
Unit 2	Motor Parts Direct Limited	5,569	31/08/2017	30/08/2032	-	31/08/2025	£30,893	£5.55
Unit 3-4	Taunton Town Council	2,664	30/08/2024	29/08/2034	-	30/08/2029	£32,000	£12.01
Unit 5	Tructyre Fleet Management	3,862	15/06/2022	14/06/2028	-	-	£35,000	£9.06
		20,200					£156,185	

VAT

The property has been elected for VAT.

Data Room

Data room access is available on request.

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For more information, please contact:

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