

Former Pittards Premises

Sherborne Road | Yeovil | BA21 5BA

For Sale Freehold

141,409 sq ft (13,138 sq m) on 7.91 acres (3.20 hectares)

Detached former manufacturing unit with prominent road frontage onto the A30 Sherborne Road



Opportunity for industrial occupiers or potential for redevelopment

Potential to reconfigure the existing building creating loading provision and large yard



Prominent A30 road frontage





Sat Nav: BA21 5BA

High profile factory warehouse fronting the A30.

The property is located on the A30 Sherborne Road, approximately 1 mile to the east of Yeovil town centre in Somerset, South West England.

Access to the property is from Flushing Meadow, which passes around the eastern side of the site, off Sherborne Road. Road communication links are good with the A30 providing access to the town centre, the A37 running through the town and the A303 providing access via the A358 to Taunton and the M5 motorway.

The property is situated in a mixed use area. Immediate surrounding uses are predominantly commercial. The property is bounded to the north-east by a waste water treatment works and to the south-east by Yeobridge Tradepark and a McDonald's. Yeovil Pen Mill railway station abuts the property's northern boundary.

Further east along the A30 is the Yeovil Retail Park with an annual footfall of circa 1.75m, with occupiers including Argos, Next, Boots, Sports Direct, Matalan and TK Maxx.



The subject property was constructed in the 1960s and was purpose-built for the production of leather goods.

It comprises an industrial factory / warehouse with ancillary retail area and offices, as well as an additional maintenance workshop building, on a site of circa 7.91 acres (3.20 hectares).



Detached warehouse



Secure site with large yard



Impressive site of 7.91 acres



Internal eaves height 4.5m



Mains fed sprinkler system throughout property



Potential 1.4 Meg incoming electrical power supply from on-site substation



The site benefits from two access points

Main Factory Building

Floor	Use	sq ft	sq m
Ground	Factory	112,415	10,444
Mezzanine	Storage	3,375	314
Ground	Retail, Workshop & Ancillary	9,824	913
First	Offices	5,430	504
Total		131,044	12,175

Maintenance Building

Floor	Use	sq ft	sq m
Ground	Warehouse and Garages	7,720	717
Mezzanine	Storage, Offices and Ancillary	2,645	246
Total		10,365	963

Overall Gross Internal Area
 141,409 sq ft (13,138 sq m)
 on 7.91 acres



Viewings

All site access and internal viewings are strictly by appointment. Interested parties must pre-book viewings through Alder King.



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Tenure

The site is offered for sale freehold.

Bidding Process

The property is being marketed for and on behalf of Pittards Plc (In administration).

Bids are invited on an unconditional basis, with a bidding deadline of 15 November 2024. Bidding guidelines are available from AMaynard@alderking.com

Planning

We understand that the property has B8 (warehousing and distribution) and B2 (General Industrial) planning permission with unrestricted hours of use based on the previous and current operations.

Services

We understand the site benefits from mains power, gas, water and drainage.

EPC

Please contact the agents for further information.

Business Rates

Description: Factory and premises.
Rateable Value: £300,000

VAT

The property will be elected for VAT and any purchase price agreed will be subject to VAT at prevailing rate

Anti-Money Laundering

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact. October 2024

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