



alder king

PROPERTY CONSULTANTS

**FOR SALE**

**Freehold multi-let industrial investment**

**Roughmoor Enterprise Centre**

Roughmoor, Williton, Somerset, TA4 4AT

# Investment Summary

- Multi-let industrial complex operating as an Enterprise Centre.
- Total (gross) **rental income of £139,994 per annum.**
- Mixture of local occupiers.
- Refurbished in 2007 with further new build units added to the scheme.
- **Guide price of £1,650,000** exclusive of VAT.
- **Net Initial Yield of 7.74 %** (assumes a 5% deduction for unrecoverable service charge costs and purchasers' costs of 5.87%).
- Attractive reversionary yield of 8.09%.
- Potential gross ERV of £146,749 per annum (includes RPI review uplifts across three leases).
- Low **capital value of £80 per sq ft.**
- **WAULT** of 6 years.



# Location

Williton is a small town (population c.2,830) strategically located between Minehead, Bridgwater and Taunton and at the junction of the A39, A358 and B3191 roads.

The Roughmoor Enterprise Centre is located within the well established Roughmoor Industrial Estate, just off the A39 on the eastern fringe of the town.

Access to the M5 corridor is via junctions 23 and 24 in Bridgwater, or junction 25 in Taunton, with mainline rail services also available in these towns.

**M5 (J25)**



**18 miles southeast**

**M5  
(J23/24)**



**20 miles east**

**Taunton**



**16 miles**

**Taunton  
Railway  
station**



**16 miles**



# Accommodation

## Description

The scheme provides some 20,600 ft<sup>2</sup> (1,914 m<sup>2</sup>) of accommodation, including 5 units (Unit 13 & 15 are combined as one unit) within the redeveloped former Wrigleys Building and a further 9 units built in around 2007 providing business startup accommodation.

Each unit has dedicated car parking.

The buildings have planning permission for B1 (superseded by Class E), B2 and B8 uses.

## Parking

The accommodation has a total of 32 available parking spaces plus bicycle spaces.

## Services

We are advised that main water, drainage and three phase electrical services are connected to the premises.

We confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to their state, condition and suitability.

Unit	Sq ft	Sq m	EPC	Rateable Value
1	497	46.2	D	£8,000
2	497	46.2		
3	497	46.2	C	£3,700
4	497	46.2		
5	497	46.2	D	£9,800
6	497	46.2		
7	497	46.2	D	£3,700
8	497	46.2	D	£3,900
9	497	46.2	D	£3,700
10	3,488	324.0	E	£19,750
11	2,325	216.0		
12	2,325	216.0	C	£25,750
13 & 15	3,629	337.13	C	£39,250
14	4,360	405.0	D	
<b>TOTAL</b>	<b>20,600</b>	<b>1,913.9</b>		

NB. Shading based on current leases.

Unit	Tenant	Lease Start	Lease Expiry	Next Rent Review	Next Break	Lease Contracted Out?	Rent p.a (Per Sq ft)	Comments	ERV p.a. (Per Sq Ft)
1 & 2	Williton Pet Care Ltd	31/12/2024	30/12/2034	01/02/2029 RPI linked	30/12/2027	Y	£10,000 (£10.06)	Service charge cap at £550 per annum, with annual RPI indexed review.	£10,375 (£10.43)
3	Williton Pet Care Ltd	01/04/2024	31/03/2034	01/04/2029 RPI linked	N/A	Y	£4,500 (£9.05)	Service charge cap at £550 per annum, with annual RPI indexed review.	£4,618 (£9.29)
4, 5 & 6	Footfall Lighting Ltd	13/02/2024	12/02/2027	-	N/A	Y	£15,000 (£10.06)		£15,656 (£10.50)
7	Locomotive 5542 Ltd	18/09.2021	19/09/2027	18/09/2025 RPI linked	Rolling from 18/09/2024, 6 months notice	Y	£4,900 (£9.86)		£5,075 (£10.21)
8	The Diesel and Electric Preservation Group Ltd	12/12/2021	11/12/2024	-	N/A	Y	£4,410 (£8.87)	Remaining in occupation.	£5,218 (£10.50)
9	The Diesel and Electric Preservation Group Ltd	18/05/2022	17/05/2025	-	N/A	Y	£5,000 (£10.36)	Remaining in occupation.	£5,218 (£10.50)
10	Williton Autos	07/11/2022	06/11/2032	07/11/2025 RPI linked	Rolling, 6 months notice	Y	£24,684 (£7.08)		£25,350 (£7.27)
11 & 12	Williton Pet Care Ltd	01/04/2024	31/03/2034	01/04/2029 RPI linked	3 <sup>rd</sup> anniversary	Y	£30,500 (£6.56)	Service charge cap at £550 per annum, with annual RPI indexed review.	£31,318 (£6.73)
13, 14, 15, The Hub and offices	Penhale Quantock	11/03.2021	10/03/2031	11/03/2026 Market Rent	11/03/2026, 6 months notice	Y	£41,000 (£5.13)		£43,940 (£5.50)
							<b>£139,994</b>		<b>£146,768</b>

# Occupier Information

## **White Lodge Veterinary Clinic Ltd**

White Lodge Veterinary Clinic provides comprehensive veterinary services for companion animals, equine and farm animals, trading from branches in Williton, Minehead and Ellicombe.

## **Williton Pet Care Ltd**

Local business that offers a variety of products typically found in country stores for the pet and equine markets.

## **Footfall Lighting**

Footfall is an engineering company that designs and manufactures handrails with integrated LED lighting. They specialise in bespoke handrail luminaires tailored to specific photometric and operational needs using advanced technology for lens development and handrail manufacturing.

## **The Diesel and Electric Preservation Group Ltd**

The Diesel and Electric Preservation Group (DEPG) is dedicated to preserving and operating heritage diesel and electric locomotives. Founded in 1972, they focus on maintaining and restoring classic locomotives, ensuring they remain operational for future generations to enjoy. The group operates from the West Somerset Railway.

## **Locomotive 5542 Ltd**

Locomotive 5542 Limited is a company dedicated to the restoration and preservation of railway locomotives and equipment.

## **Williton Autos**

Williton Auto Services Ltd provides a range of automotive services. They offer general car and commercial vehicle repairs, maintenance, and servicing. Their services include MOT testing, diagnostics, and various mechanical repairs to ensure vehicles are running smoothly.

## **Penhale Quantock**

Penhale Quantock Ltd is a family-run company specialising in precision injection moulding and lighting manufacturing. They have over 30 years of experience serving various industries, including medical, agricultural, military and electrical sectors. They offer a range of services from prototype development to full production, including sub-assembly services, tooling, and CAD design.

# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the buildings have planning permission for B1 (superseded by Class E), B2 and B8 uses but any occupier should make their own enquiries to the Planning Department of Somerset Council. [www.somerset.gov.uk](http://www.somerset.gov.uk)

## Business Rates

Please see rateable values in the accommodation table above. Copies of the individual unit assessments are available in the data room. Interested parties should make their own enquiries to Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

Please see EPCs in the accommodation table above. Copies of the EPCs are available in the data room.

## Service Charge

The current leases include both capped service charge contributions, with annual RPI review provisions, or rentals which are based on an inclusive basis in respect of tenant contributions towards service charges and buildings insurance premiums. Please see the tenancy schedule or data room for further information. We have included a 5% deduction for all leases which do not allow the recovery of services charges to provide a Net Income which has been used within our pricing and yield calculations for the property.

## Data Room

Access to the data room is available on request.

## Tenure

The property is available on a freehold basis, subject to the various occupational leases.

A summary of the lease terms are within the tenancy schedule above. All leases are excluded from the security of tenure provisions of the Landlord & Tenant Act 1954 (as amended).

## Proposals

The property is offered for sale at £1,650,000 exclusive of VAT, which represents a Net Initial Yield of 7.74% % (assumes a 5% deduction for unrecoverable service charge costs and purchasers' costs of 5.87%). This reflects a low capital value of £80 per sq ft.

## Legal Costs

Each party is to be responsible for their own legal costs.

## VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

## AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



## Alder King Property Consultants

Creech Castle Business Centre  
Bathpool  
Taunton  
Somerset TA1 2DX

[www.alderking.com](http://www.alderking.com)

**AK Ref:** AM/100320  
**Date:** July 2025  
**Subject to Contract**



**Andrew Maynard**  
01823 444879  
07831 154080  
[amaynard@alderking.com](mailto:amaynard@alderking.com)



**Elysia Lanham**  
01823 444879  
07826 671353  
[elanham@alderking.com](mailto:elanham@alderking.com)

## Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.  
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.  
A list of all Members is available at the Registered Office.

### 1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

### 2. Misrepresentation Act 1967

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.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

**alder king**

PROPERTY CONSULTANTS

