



◀ A37 BRISTOL

PRESTLEIGH ROAD A3081

EVERCREECH

PRESTLEIGH RD, SHEPTON MALLET BA4 6JZ

- ✓ FOR SALE
- ✓ STRATEGICALLY LOCATED IN THE HEART OF SOMERSET
- ✓ LARGE PRODUCTION FACILITY
161,015 SQ FT (14,958 SQ M)

SITE AREA OF 7.46 ACRES (3.02 HA)

GOOD ACCESS TO THE A37 BRISTOL TO
WEYMOUTH AND A303 TAUNTON TO LONDON

FULLY FITTED FOOD PRODUCTION UNIT

BREAK-UP POTENTIAL

LARGE INDUSTRIAL / PRODUCTION UNIT WITH BREAK-UP POTENTIAL STRATEGICALLY LOCATED BETWEEN SHEPTON MALLET AND THE A303.

LOCATION

The premises is situated on Prestleigh Rd in the village of Evercreech, off the A361, in the heart of Somerset's food producing region. Evercreech is 4 miles south of Shepton Mallet which is home to key employers including Framptons, Gregory Distribution, The Cider Mill & Mulberry. The cities of Bristol and Bath are 20 miles and 18 miles to the north respectively.

Access to J.23 M5 is via A39 at a distance of 25 miles.

DESCRIPTION

The site comprises an extensive range of food production and storage buildings of various ages and was originally used as a dairy, and more recently has been associated with food production.

The site is arranged as a closed site, with offices and security situated at the southern Prestleigh Rd boundary, which also controls HGV site access.

There is an extensive list of production equipment that could be made available with the sale. Contact the agents for further details.

The principal buildings are:

- Single Storey Offices with associated parking
- Extensive production area including plant, covering a number of buildings constructed at different times
- 2 loading doors in cold store area
- 2 residential dwellings – off Neale's Way
- Staff car Park off Neale's Way
- Rear Access off Queen's Rd

ACCOMMODATION

The total floor area is 161,015 sq ft, (14,958 sq m) based on a Gross Internal Area basis.

Total site area of 7.46 acres (3.02 ha)

A full detailed measured survey has been undertaken and can be made available upon request.



PLANNING

We have been advised by Mendip District Council that the extant use of the site falls within B1, B2 and B8 uses.

EPC'S

Average EPC rating D-90. Multiple energy performance certificates are available covering the whole site. These are available in the Data Room.

RATEABLE VALUE

We understand the building has two listings, which combined provide a rateable value of £198,750. Further information is available upon request.

PRICING

We are instructed to seek a price of **£4,000,000** for the freehold interest in the land and buildings.

DATA ROOM AND VIEWINGS

For further information, access to the Data Room or to arrange a viewing, please contact:



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