



**Unit 1 The Old
Garage
West Street
South Petherton
TA13 5DJ**

Guide Price - Guide Price £325,000
Tenure – Freehold
Local Authority – South Somerset District Council

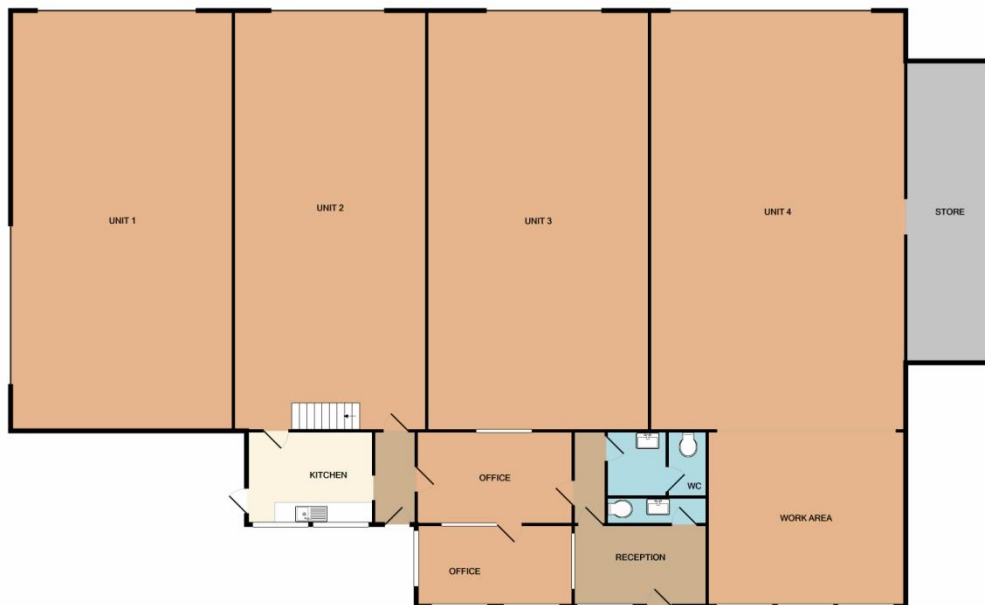
One part of The Old Garage this commercial unit is suitable for light industrial or storage. Shared office/kitchen/WC. Parking and yard. For sale or let. B1 use only.

Summary Available For Sale or To Let, Unit 1 forms part of The Old Garage, West Street, South Petherton. There are four work units within the building and they all share the use of a communal kitchen, WC and office space. Unit 1 offers approximately 925 sqft of work space and has a large roller door opening to the shared rear yard and further large door opening to the side parking area.

Amenities South Petherton is a small residential country town, set in attractive surrounding countryside, and has been recently voted the second best village in the country to bring up a family. Offering a wide range of shopping facilities, a day centre, two schools, Library, inn, bank, post office, churches, doctor and veterinary surgeries, chemist, tennis and bowling clubs along with bus services to neighbouring towns and villages. Yeovil is circa 10 miles, Crewkerne circa 6 miles (mainline station to Waterloo) Ilminster 6 miles and the county town of Taunton 18 miles with its M5 connection at junction 25 and mainline station to Paddington.

Tenure Sale of the Freehold

Location Semi-rural location on the south western outskirts of South Petherton. Access to the site is from West Street to a shared parking area.



GROUND FLOOR
APPROX. FLOOR
AREA 1067 SQ.FT.
(97.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 6 SQ.FT.
(0.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 5067 SQ.FT. (470.8 SQ.M.)
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is a guide only and should be used as such by the prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given to their operability or efficiency can be given.
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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.