

## Unit 2, The Old Dairy

Lovington, Castle Cary, BA7 7PS



### Description To Let – £13,200 pa

Versatile light industrial/workshop or warehouse unit extending to approximately **242.24sqm / 2,607sqft**. Available to let on new lease terms.

Largely of regular shape but the building is split in two parts, each with a doorway on the northern elevation as per the floor layout plan overleaf. The principal workshop has a max depth of 15.22m and max width of 14.52m. There is a split level with a concrete plinth installed by a previous tenant which could be removed if desired. The building would benefit from tenants fit out.

Minimum eaves height of 2.7m rising to maximum height of 6.38m.

On site parking to the front of the property. Additional parking by separate negotiation.

**Location – W3W///recital.resold.tenure** – Situated to the north of the B3153 at Lovington between Lyford on Fosse and Castle Cary. Well situated to provide good access to the A37 and A303.

**Lease Terms:** The asking rent is predicated on a lease on broadly the following terms

- Immediately available on a new lease
- Full repairing and insuring equivalent basis
- Annual mutual break clauses
- Lease to be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Tenant to contribute £500 + VAT towards Landlord's proper and reasonable legal costs
- Deposit subject to references/credit checks.

**Commercial Lease Code:** Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: <http://www.leasingbusinesspremises.co.uk>

**Local Council:** Somerset Council (former South Somerset area)

**Planning:** We assume the unit benefits from consent for Class E – Commercial, Business and Service type uses. Interested parties must satisfy themselves.

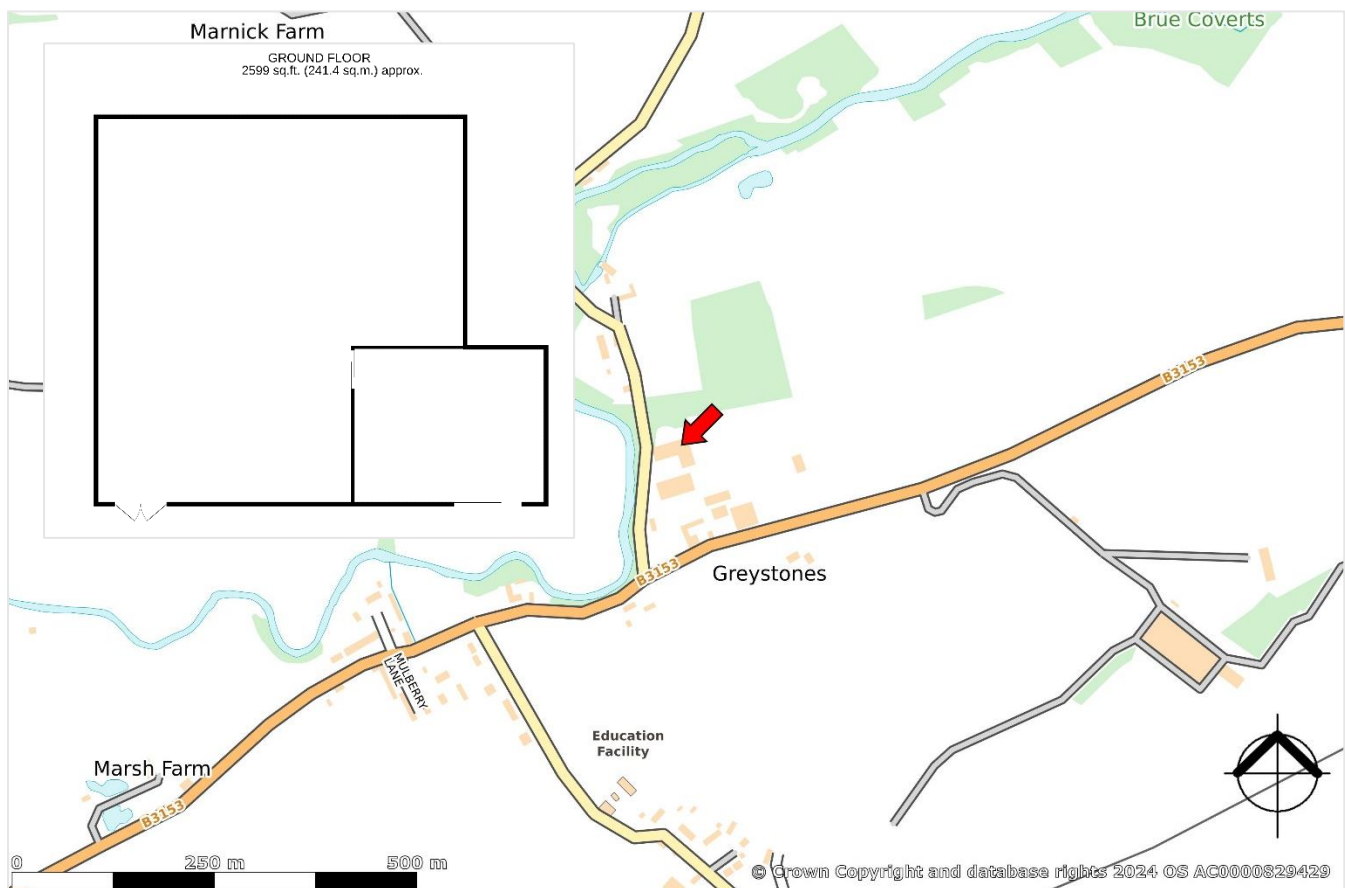
**Business Rates:** A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £8,600 (2023 List). This is not the rates payable. Small rates relief may apply.

**Services:** We understand the unit benefits from connection to mains water and electricity. There is 3 phase electricity to the wider site. Shared WCs. Services and appliances not tested.

**EPC Rating:** No EPC currently exists. Assumed industrial / low energy consumption exemption.

**VAT:** We understand that VAT is currently payable on the rent.

**Viewings:** By appointment only through the sole agents **Cooper and Tanner – 03450 34 77 58**



## COMMERCIAL DEPARTMENT

Cooper and Tanner

Telephone 03450 347758 / [commercial@cooperandtanner.co.uk](mailto:commercial@cooperandtanner.co.uk)

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