

gth



For Sale—Multi-Let Industrial Investment / Owner Occupier Opportunity

Units 1-12 Bartlett's Farm, Godney Road, Glastonbury



## Key Facts

- A site totalling 1.044 acres with two recently constructed industrial blocks only 0.5 miles from the A39.
- The whole site is currently let to Socotec UK Limited at a rent of £91,375 per annum. Socotec will enact their break in July 2026.
- Units 1-6 (totalling 6,567 sq ft) have been sub-let.
- Units 7-12 (totalling 6,704 sq ft) currently lie vacant and are on the market to lease but may suit an owner occupier.
- Available freehold subject to the existing leases at a guide price of £1,000,000.



## Location

Barlett's Farm units are located on the western outskirts of Glastonbury, close to Abbey Moor Stadium and approximately 0.5 miles from the A39.

Glastonbury has a population of approximately 8,500 residents. The town is located near the A39 and approximately 2 miles from Street & Clarks Village and 7 miles from the City of Wells.

## Description

A site totalling 1.044 acres secured with palisade fencing along the roadside. The yard in part covered with concrete hardstanding and the rest being crushed stone. The two recently constructed blocks are of steel portal frame with blockwork and metal clad elevations under a pitched insulated roof with translucent light panels. Each block can further be described as follows:-

### Eastern Terrace (All Sub-Let)

**Units 1-2** - Ground floor warehouse with polished concrete floor, roller shutter door, WC and suspended ceiling grid with inset lighting . Open plan offices at first floor level with kitchen and WC.

**Units 3-4** - Ground floor warehouse with polished concrete floor, roller shutter door, WC and suspended ceiling grid with inset lighting . Open plan offices at first floor level with kitchen and WC.







## Tenure

The property is currently let to Socotec UK Ltd on a 10 year lease from July 2021 at a passing rent of £91,375 per annum. Socotec UK Limited have a break option in July 2026, which will be implemented.

Units 1– 6 have been sub-let with their sub-leases to revert to the freeholder once Socotec's lease has been terminated.

## Terms

The property is available freehold subject to the existing lease and sub-leases at a guide price of £1,000,000.

## VAT

We are advised the property is registered VAT therefore VAT will be payable on the purchase price.

## Description (Continued)

**Units 5-6** - Ground floor warehouse with polished concrete floor, roller shutter door, WC and suspended ceiling grid with inset lighting . Open plan offices at first floor level with kitchen and WC.

### Western Terrace

**Units 7-8** - Open plan warehouse with polished concrete floor, 2 x electric roller shutter doors, minimum eaves height of 6.25m rising to 7.25m and LED lighting.

**Units 9-10** - Ground floor warehouse with polished concrete floor, roller shutter door and suspended ceiling grid with inset lighting over ground and first floors. Open plan offices at first floor level with heating and cooling systems and WC.

**Units 11-12** - Ground floor warehouse with polished concrete floor, roller shutter door and suspended ceiling grid with inset lighting over ground and first floors. Open plan offices at first floor level with heating and cooling systems and WC.

## Utilities

Mains electricity, water and drainage are connect to the site.





Rateable Values & Energy Performance Certificates

Unit	Rateable Value	EPC
1	£6,500	C74—Expiring 9th July 2031
2	£4,200	E111—Expiring 9th July 2031
3	£6,500	C70—Expiring 9th July 2031
4	£4,200	E110—Expiring 9th July 2031
5	£6,500	C71—Expiring 9th July 2031
6	£4,200	E112—Expiring 8th July 2031
7 & 8	£6,500 each	B40—Expiring 8th July 2031
9	£6,500	E118—Expiring 8th July 2031
10	£4,200	C71—Expiring 9th July 2031
11	£6,500	E111—Expiring 8th July 2031
12	£4,200	C71—Expiring 9th July 2031



Tenancy Schedule

Units	Tenant	Term	Rent
1,2,3,4,5, 6,7,8,9,10 ,11 & 12	Socotec UK Limited	10 year headlease until July 2032 with a break in July 2026, which has been already been confirmed.	£91,375 per annum
1 & 2	Paramount Prizes Limited	Sub-lease expiring April 2027	£14,000 per annum
3 & 4	Private Individual	Sub-lease expiring March 2029 with a break clause in June 2026	£14,000 per annum
5 & 6	Private Individual	Sub-lease expiring May 2028	£14,000 per annum
7, 8, 9, 10, 11, 12		N/A	ERV of Whole Block £45,250 per annum



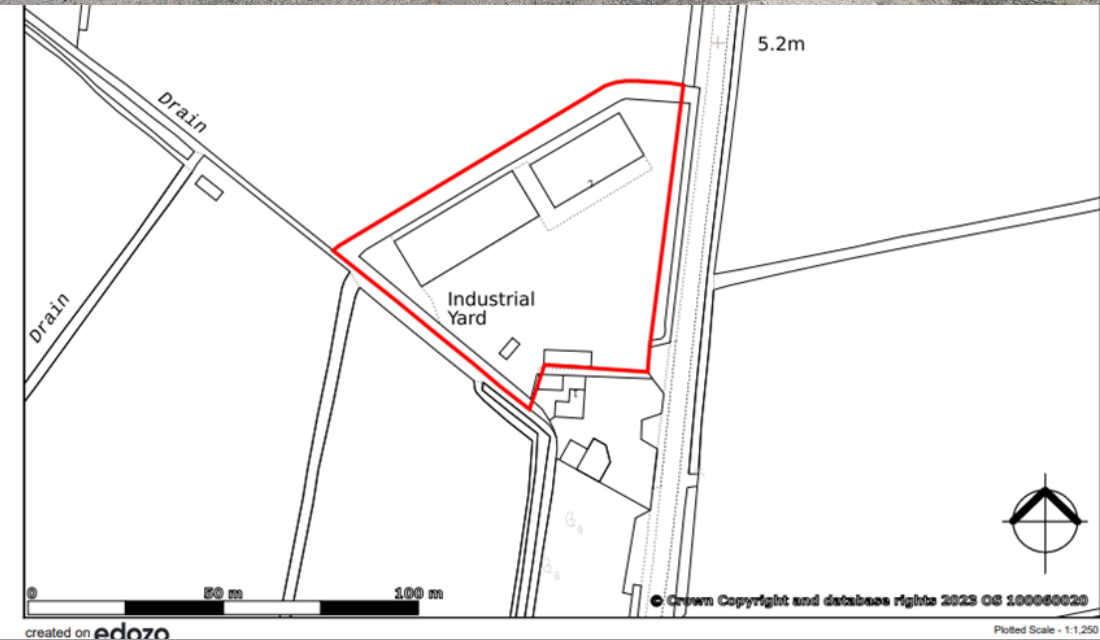
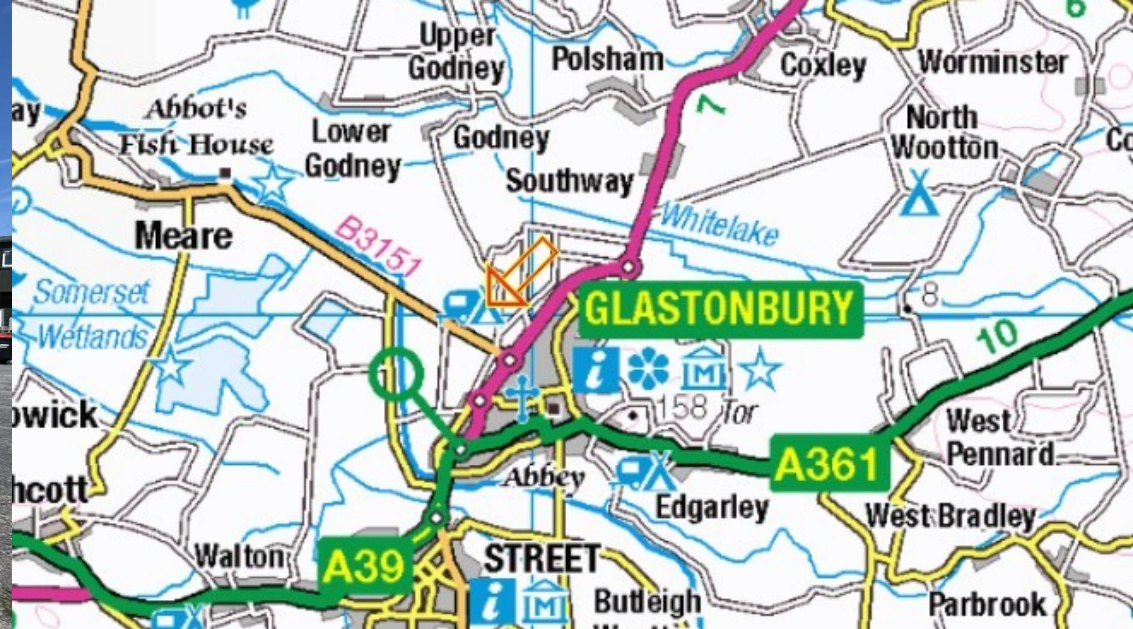


Accommodation (Approximate G.I.A)

Units 1-2	203.41 sq m	2,189 sq ft
Units 3-4	203.41 sq m	2,189 sq ft
Unit 5-6	203.41 sq m	2,189 sq ft
<b>Eastern Terrace Total</b>	<b>610.23 sq m</b>	<b>6,567 sq ft</b>
Units 7-8	216.07 sq m	2,326 sq ft
Units 9-10	203.41 sq m	2,189 sq ft
Units 11-12	203.41 sq m	2,189 sq ft
<b>Western Terrace Total</b>	<b>622.35 sq m</b>	<b>6,704 sq ft</b>
<b>Total</b>	<b>1,232.58 sq m</b>	<b>13,271 sq ft</b>







Viewing

Strictly by appointment with sole agents Greenslade Taylor Hunt:

Robert Clark / Joseph Hughes / Zack Dennington

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