



## Former Batmink / Themes Incorporated Buildings, Glastonbury

Substantial industrial warehouse buildings approx. 35,090sqft gross area

**£1,700,000 Freehold**

**COOPER  
AND  
TANNER**



# Batmink / Themes Incorporated

## Beckery Road

### Glastonbury

#### BA6 9NX

**£1,700,000 Freehold**

#### Description

After over 40 years of trading, following retirement of the directors, the freehold property of Batmink Distribution and Themes Incorporated are available to purchase with vacant possession.

The property comprises of an extensive range of industrial warehouse buildings centred onto a yard and forecourt parking, the total site extending to approximately 1 acre. There is excellent frontage onto Beckery with access taken over shared entrance.

It provides various opportunities for an owner occupier or investor and could easily be sub-divided by a purchaser into smaller lettable units. There are ample pedestrian and roller shutter doors to each of the principal buildings.

The internal accommodation is arranged over ground and first floor extending to gross internal areas of approximately 1,900sqm (20,450sqft) ground floor and 1,360sqm (14,640sqft) first floor and mezzanine. See indicative layout overleaf.

The buildings are mainly steel portal frame with block and profile metal cladding. The yard workshop is block with an [assumed] asbestos roof.

#### Business Rates

Rateable Value £113,000 (not rates payable).  
VOA Area 3,021sqm NIA

#### Tenure

Freehold, vacant possession upon completion. We understand access is via shared entrance. The property is held on three separate titles.

#### Services

Mains water, 3 phase electricity, gas and drainage are connected. Combi boiler and range of space heaters throughout the property. Prospective purchasers must satisfy themselves.

#### Local Council

Somerset Council (former Mendip area)

#### Location

Situated off Beckery and established trading location within the Somerset market town of Glastonbury. Nearby occupiers include Glastonbury Skip Hire, Bradfords Building Supplies, Sydenhams Timber Centre and Tesco. W3W location -/// wedding.trifling.play

#### VAT

We understand that part of the property is elected for VAT and VAT will therefore be applicable on this part. Further details available from the selling agent.

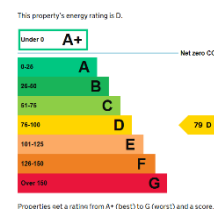
#### Energy Performance

EPC Band D/79  
Full copy on request.

#### Viewings

Strictly by prior appointment only.

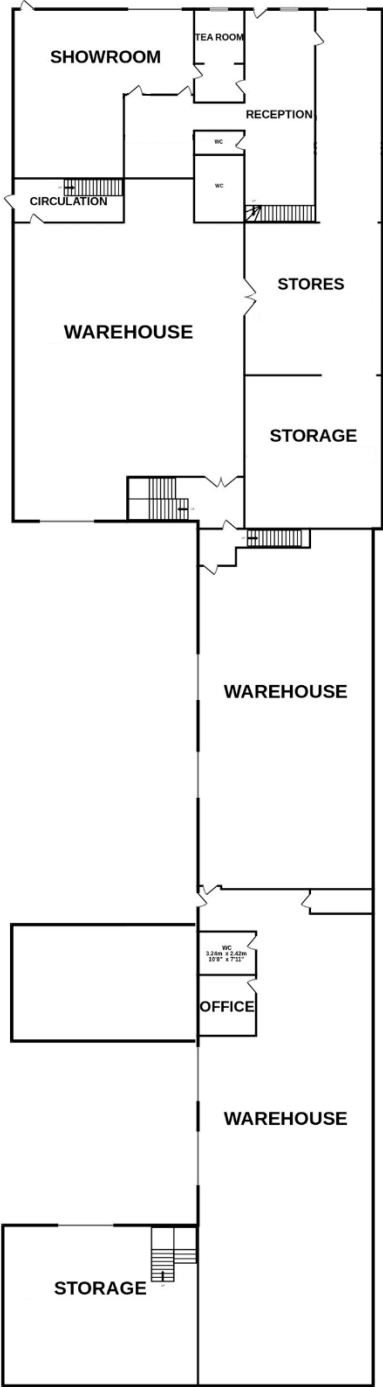
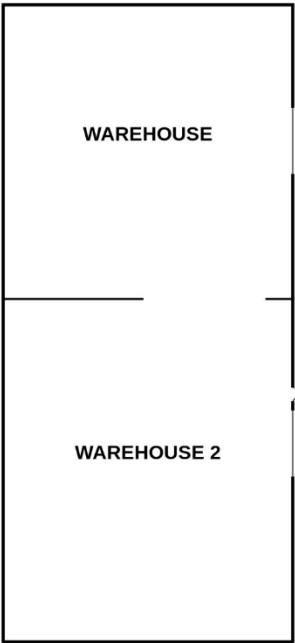
#### Energy rating and score



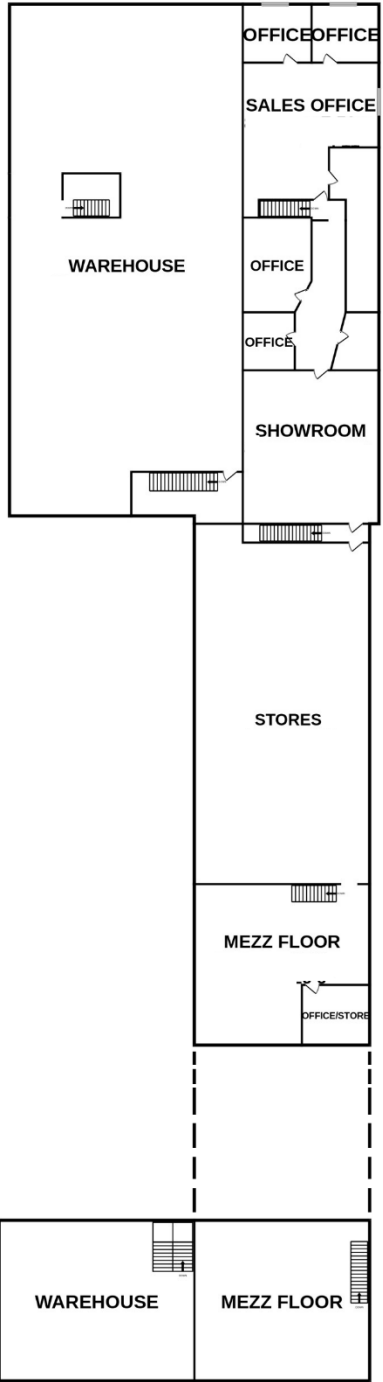
# Indicative Plans Not to Scale

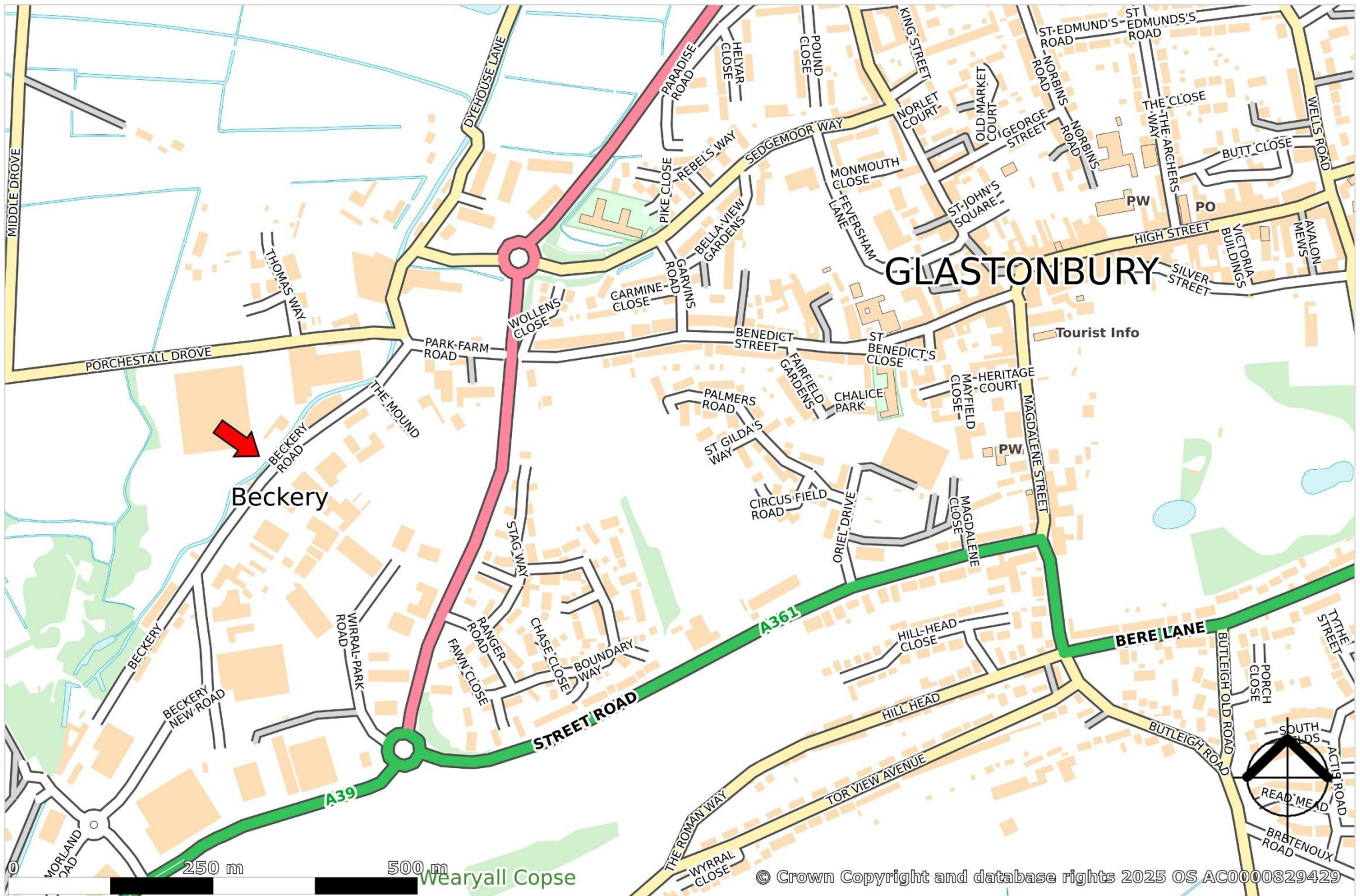
Plans, descriptions, measurements, and features depicted on any plans are provided for illustrative purposes only and should only be used as such by any prospective purchaser.

Ground Floor



First Floor







**COOPER  
AND  
TANNER**

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