



Former Car Showroom, Wells Road, Glastonbury, BA6 9AG

Former showroom and workshop premises with yard and excellent frontage

Guide Price £495,000 Freehold

**COOPER
AND
TANNER**



Former Car Showroom

Wells Road

Glastonbury

BA6 9AG

- **Former car showroom and workshop**
- **Excellent roadside frontage approx. 55m**
- **Approximately 0.4 acre site**
- **Edge of town location with good access to the A39**
- **Additional yard available by separate negotiation**

Description

A former car showroom and workshop with yard. Well suited to a variety of potential industrial or trade counter type uses.

The former showroom extends to approximately 140sqm (max width of 10.78m x depth of 14.22m) to include two sales offices and cupboards. Up and over doors to the front and a personnel door to the side. First floor office (12sqm) Office 2 (12.06sqm measured to 1.5m H).

There is an internal connecting door to the workshop as well as a separate personnel and roller shutter (4.4m W x 3.5m H) The workshop measures 19.73m wide with a depth of 12.86m (253.72sqm) to include the welfare areas. It has an eaves height of 4.1m and ridge height of 7.75m. There is a mezzanine to one end of approximately 40sqm.

The car parking and yard to the front borders Wells Road with an excellent frontage of circa 55m. It is subject to rights of access to adjacent properties.

The buildings would benefit from improvement, and parts remain specific to the previous use e.g. where ramps were removed so it would benefit from a new fit out by an incoming occupier. An asbestos survey was completed in 2026 and is available upon request.

Tenure

Freehold. Vacant possession on completion.

Lot 2/Additional Yard

There is a further yard (0.157 acres) to the rear, edged blue on the site plan, with benefit of a modern portacabin office. This is available, only to the purchaser of Lot 1, by separate negotiation at a price of £125,000. The Vendor will reserve the rights to connect Service Media over Lot 1.

Taxation

Business Rates – Rateable Value £29,500.

We understand that this also includes the yard and portacabin at the rear (lot 2).

Planning Matters

Interested parties should satisfy themselves regarding historic, existing or potential future planning opportunities. Situated within Somerset (former Mendip area).

VAT

We understand that the property is not elected for VAT.

Method of Sale, Rights & Overage

Available for sale by Private Treaty. The property will be sold subject to any existing rights of way and rights will be reserved in relation to Lot 2. An Overage Clause will be imposed in relation to consent for any residential development for a term of 35 years from completion at 30%.

Energy Performance Certificate

Showroom – E/103

Workshop - TBC

Viewings

Strictly by prior appointment with the selling agent.

Services

We understand that mains water, gas, electricity and drainage are connected. Workshop space heater is redundant. Electric heater in offices.

Agents Note

Avalon Motor Co. Ltd are still running their service department for repairs, servicing, MOTs etc. from their retained workshops.





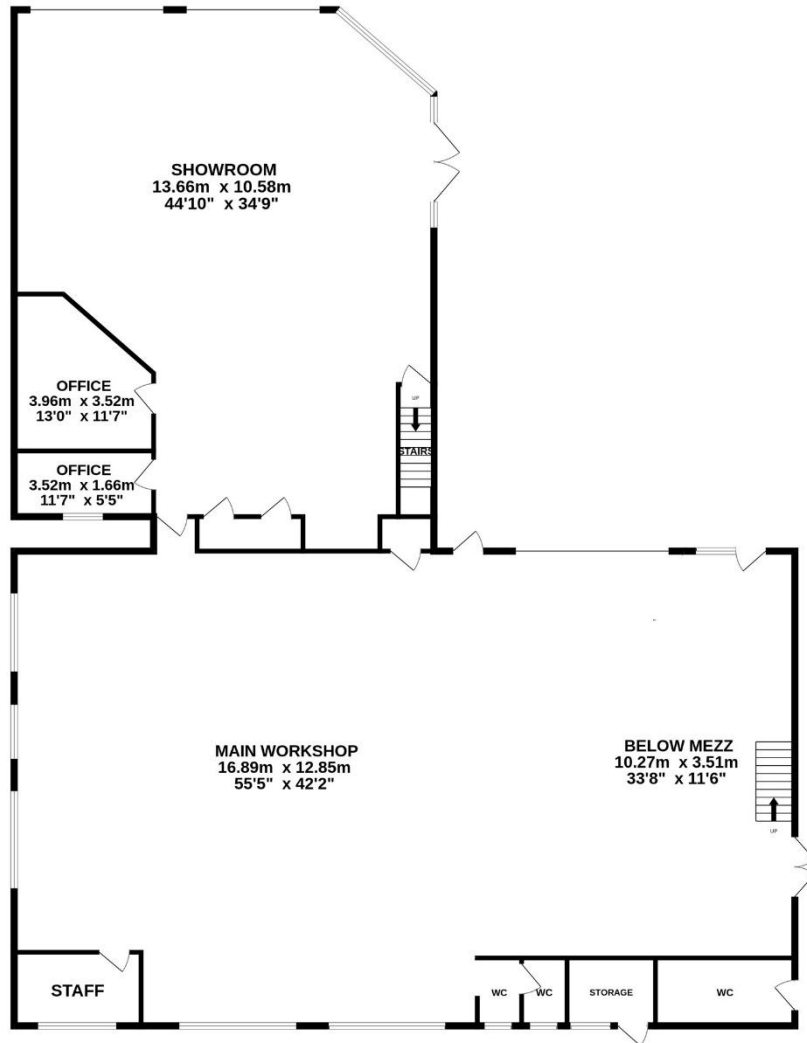
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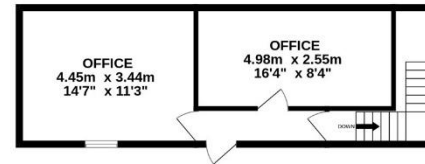
Important Notice

These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility, and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. V1 April 2026.

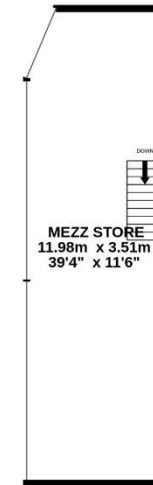
GROUND FLOOR
374.8 sq.m. (4034 sq.ft.) approx.



Indicative floor layout

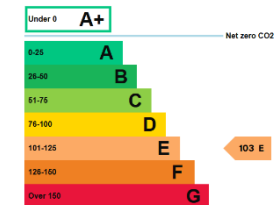


1ST FLOOR
77.9 sq.m. (839 sq.ft.) approx.



Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



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AND
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