



## Manor Farm, High Street, Yenston, Templecombe, BA8 0NF

Range of storage units available to let in a traditional farm setting.



99.00 sq ft - 3,430 sq ft

- Various unit sizes suitable for general storage requirements
- Ideal for those seeking affordable storage solutions
- Older-style buildings offering simple, functional space
- Flexible terms available to suit short- or long-term needs

From £650 - £2,100pa

## THE PREMISES

We are pleased to offer a range of storage units available to let, situated within a traditional farm setting. The units vary in size and are generally older in style, making them ideal for basic storage use. This is a practical solution for those seeking affordable and flexible space in a rural location, with straightforward access and a no-frills setup suited to general storage needs.

### UNIT 2

18'0" x 26'3"

A 475sqft old stable unit, with cobble floor for use as a storage unit or small workshop for someone, with a stable door and electrics already fitted giving power and light. The unit is split with the main area being approx. 6.45m in width and then a wall creating a divide to another section that is approx. 1.57m in width.

The rent for this unit is £2,100 pa.

### UNIT 3

18'1" x 26'3"

A 475sqft old stable unit, with cobble floor for use as a storage unit or small workshop for someone, with a stable door and electrics already fitted giving power and light. The unit is split with the main area being approx. 6.42m in width and then a wall creating a divide to another section that is approx. 1.59m in width.

The rent for this unit is £2,100 pa

### UNIT 4

17'11" x 18'2"

A 327sqft old stable unit, with cobble floor for use as a storage unit or small workshop for someone, with a stable door and electrics already fitted giving power and light.

The rent for this unit is £1,900 pa

## STORE 1,2,3

9'11" x 9'11"

All store units are approximately 99sqft in size and they are for storage only. There is NO power or light.

The rent for Store 1 is £650pa

The rent for Store 2 is £650pa

The rent for Store 3 is £650pa

## A-FRAME BARN

77'10" x 44'0"

A 3,430sqft A-framed barn with large doors, there is a part hardstanding the rest is shingle. perfect for storing boats or caravans etc. There is a section of the side that is open to the elements but this could be closed off to make it more watertight.

The rent for A-frame barn is £ Open to offers

## LOCATION

Entrance to the Farm can be found here -

///tarnished.parting.tequila

The units once on the farm can be found here -

///distilled.doped.tilts

## LOCAL AUTHORITY

Somerset Council Tel: 0300 123 2224

Rateable Value - TBC

## CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

DorCom/LE/17/06.26



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