

## Astrolabe Building, Cheddar Business Park Wedmore Road, Auction Guide Price +++ £725,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD JULY 2025
- LEGAL PACK COMPLETE
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- JULY LIVE ONLINE AUCTION
- FREEHOLD COMMERCIAL INVESTMENT
- LET £9,700 pcm INC VAT | £97,000 pa + vat
- 10,749 Sq Ft | PARKING | 0.65 ACRE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold COMMERCIAL INVESTMENT comprising detached MODERN OFFICE BLOCK ( 10,749 Sq Ft ) with PARKING | Fully let £116k pa inclusive of vat.

# Astrolabe Building, Cheddar Business Park Wedmore Road, Cheddar, Somerset, BS27 3EB

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Astrolabe Building, Cheddar Business Park, Wedmore Road, Cheddar, Somerset BS27 3EB

Lot Number TBC

The Live Online Auction is on Wednesday 23rd July 2025 @ 17:30  
Registration Deadline is on Monday 21st July 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A Freehold detached commercial premises ( 10,749 Sq Ft ) operating as offices and occupying a 0.65 acre site with parking in Cheddar Business Park which is an established trading estate located on the southern edge of the village of Cheddar.  
Sold subject to existing tenancy.

Tenure - Freehold  
EPC - D

### THE OPPORTUNITY

COMMERCIAL INVESTMENT | £116,400 PA inclusive of VAT

The property is subject to a leasehold interest registered under title number ST309182 of the whole of the property.  
This headlease is not contracted outside the Landlord and Tenant 1954 Act and the contractual term of the headlease expired on 30 June 2023.  
The tenant is currently in occupation of part of the property.  
The managing agents have confirmed that they are collecting £9,700 per month | £116,400 per annum this is inclusive of VAT, under the headlease. Part of the second floor is underlet to Artichoke ( Kitchen Cabinet Makers ) Ltd pursuant to the terms of the underlease dated 15 January 2025. We understand the rent is £42,000 per annum exclusive of VAT (Please note this is included with the total income of £116,400 per annum)  
This underlease contains a mutual break clause. Two rooms on the ground floor are underlet to Archiwest Ltd (rent £350 per month).  
Please refer to online legal pack for copies of lease and further information.

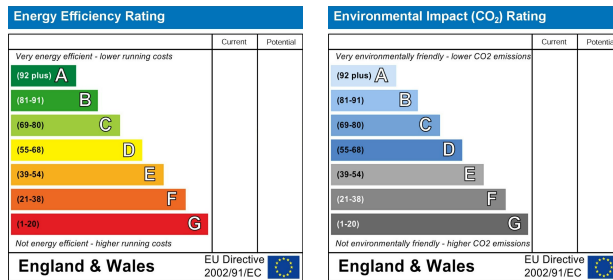
VAT

The property is liable for VAT - please refer to legal pack.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

Tel: 0117 973 6565  
Email: post@hollismorgan.co.uk  
www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.