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RETAIL PROPERTY



Wakes Garage, A303, Sparkford, Yeovil BA22 7JE DRIVE THRU-FOR SALE/TO LET

Location

The property is located near the junction of the A303 and A359, a short distance from Yeovil. It is home to the Haynes motor museum.

On an average day 23,500 vehicles pass the site

Accommodation

The building is modular and sits on an area of appx 1 acre. The modular building provides the following approximate areas:

Floor Area	Sq M	Sq Ft
Ground Floor	288	3,100
45 Parking spaces		

Freehold

The site is available freehold with vacant possession of the restaurant at a figure of £350,000.

Alternatively consideration will be given to leasing at a rent of £35,000pax for a term of 10 years.

NB There is a lease with Instavolt for EV charging points that can be retained if the purchaser requires Further information available on request.

Rates

The premises have been given a rateable value of £86,000 in the 2023 list.

(Rate in £ 55.5 pence or 49.9pence small business 2025/6)

Interested parties are advised to make their own enquiries

VAT

The property has been elected for VAT purposes.

Energy Performance Certificate (EPC)

Full EPC report and certificate are available on request.

Viewing and Further Information

Viewings strictly by appointment with the sole agent:

Michael Perkins

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On the instructions of



