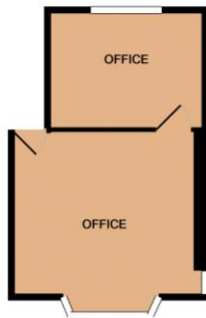
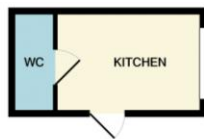
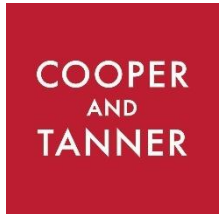


# Offices at Providence House

The Borough, Wedmore, BS28 4EG



First Floor  
Indicative room layouts



Second Floor



The correctness of each of them.



the correctness of each of them.

# First and Second Floor Offices

## Providence House

### The Borough

### Wedmore

### BS28 4EG

## Available To Let as Whole or Parts

First Floor £6,000pa

Second Floor £7,000pa

### Description

First and second floor office accommodation available immediately. Situated within the heart of Wedmore at Providence House, a prominent building within the village. Other occupiers within the building include Cooper and Tanner and Harvey James Hair.

Accessed via a shared central staircase.

### First Floor (No.3):

Office (9.03m<sup>2</sup>). Office (14.67m<sup>2</sup>). Separate kitchen and WC. Net internal area: 23.7m<sup>2</sup> (255ft<sup>2</sup>)

### Second Floor Offices:

Landing. Office (18.14m<sup>2</sup>). Office (20.05m<sup>2</sup>). Office (8.86m<sup>2</sup>). Office (10.05m<sup>2</sup>). Kitchen and WC. Net internal area: 57.1m<sup>2</sup> (615ft<sup>2</sup>)

The offices are well lit with natural light. Timber sash windows. Electric heaters. Water included within rent.

### Lease Terms

Available to let immediately on new lease terms to be negotiated, minimum terms:

- Excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive.
- Internal repairing and insuring basis.
- Tenant will contribute £300 + VAT towards Landlords legal costs
- A deposit will be payable.
- Service Charge £36pcm (including

### Agents Notes

1. Tenancies are subject to satisfactory references
2. It is confirmed that an Asbestos Survey under the Control of Asbestos at Work Regulations 2012 has not been commissioned, and where required this will be the responsibility of the ingoing tenant.
3. The Code of Practice on Commercial Leases in England and Wales recommends that prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Copies of the Code can be obtained from <http://www.lettingbusinesspremises.co.uk>

### Local Council:

Sedgemoor District Council ☎ 0300 303 7800

### Business Rates:

First Floor (3) - £2,700 rateable value  
Second Floor - £3,600 rateable value  
Small business rate relief may apply.

**Services:** We understand that mains water, electricity and drainage are connected. Electric heater. Services and appliances not tested.

**Tenure:** To let on new lease terms to be agreed.

**EPC Rating:** TBA

**VAT:** VAT is not payable on the rental.

**Viewing:** By prior appointment through the agents.

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COOPER  
AND  
TANNER

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.

