

Offices at 23A and 25A

Goose Street, Beckington, Frome, BA11 6SS

COOPER
AND
TANNER



Description

Two recently refurbished neighbouring office suites. Available together or independently.

23A is arranged over first floor only, with a shared entrance. Office, Kitchenette, WC, Open Plan Office. Extending to approximately 450sqft.

25A is arranged over ground and first floors and provides Kitchenette, WC, Reception, Office, Two further offices at first floor. Extending to approximately 550sqft.

- Available immediately on new lease
- Recently refurbished and finished to a high standard
- New electric heaters in 23A
- Ample sockets, data points and fully alarmed
- Good levels of natural light
- On road parking

To Let as a whole or individually

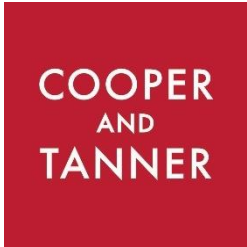
23A - £9,500pa

25A - £11,000pa



Location – What3Words: [///jungle.hydration.including](https://www.what3words.com/#!/jungle.hydration.including)

Situated off Goose Street within the centre of the village of Beckington. Beckington is conveniently location adjacent the A36 and nearby Frome. Proving easy access to the local road and rail network.





Leasehold Terms

Immediately available on a new lease terms to be negotiated subject to the following minimum terms:-

- Lease to be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Rent for 23A includes water, subject to fair use clause
- Estate Management Charge – TBC
- Tenant to contribute £500 towards Landlord's proper and reasonable legal costs
- Deposit subject to references/credit checks.
- Full repairing basis

Commercial Lease Code

Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: <http://www.leasingbusinesspremises.co.uk>

Local Council: Somerset Council

Planning: Prospective tenants must satisfy themselves in respect of planning uses and any designations. No.23 adjoining is Listed. Conservation Area.

Business Rates:

First Floor 23A - £4,400

25A - £5,700

This is not the rates payable. Parties may benefit from relief from business rates and should make their own enquiries of the local billing authority.

Services: Mains water and electric connected. Services and appliances not tested.

EPC Rating: Energy Efficiency Rating of

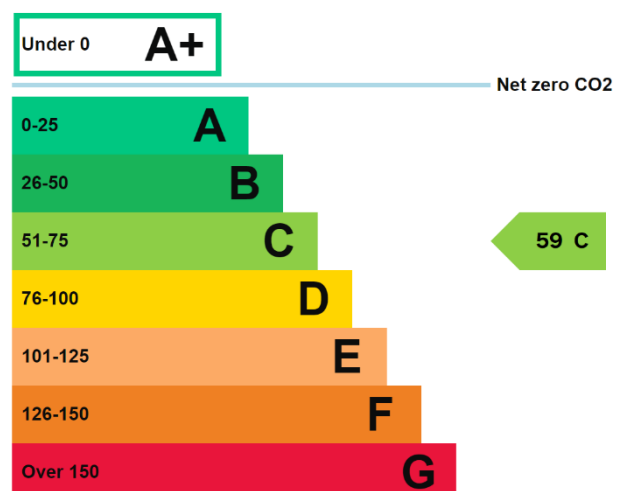
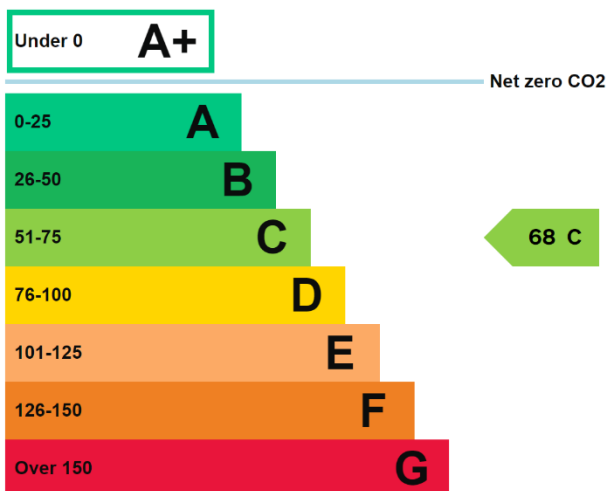
FF 23A – C/68

25A – C/59

VAT: We understand that VAT is NOT payable on the rent and purchase price.

Viewings: By appointment only through the sole agents: **Cooper and Tanner – 03450 34 77 58**

EPC Ratings:



COMMERCIAL DEPARTMENT

Cooper and Tanner

Telephone 03450 347758

commercial@cooperandtanner.co.uk

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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.

