

Units at Winterwell Yard

Chesterblade, Nr Shepton Mallet BA4 4QZ

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Description

Winterwell Yard is a recently converted former farmyard now a vibrant rural business park. Situated in a peaceful village between Shepton Mallet and Frome accessed by country lanes, it would be unsuitable for articulated lorries, with deliveries only in small vans.

There are a range of light industrial units all benefitting communal kitchen/welfare area and WCs. There are three units currently available:

You can see the farm's wider aims of storing carbon and water in the landscape and environmental work ethos here: www.chills.org.uk



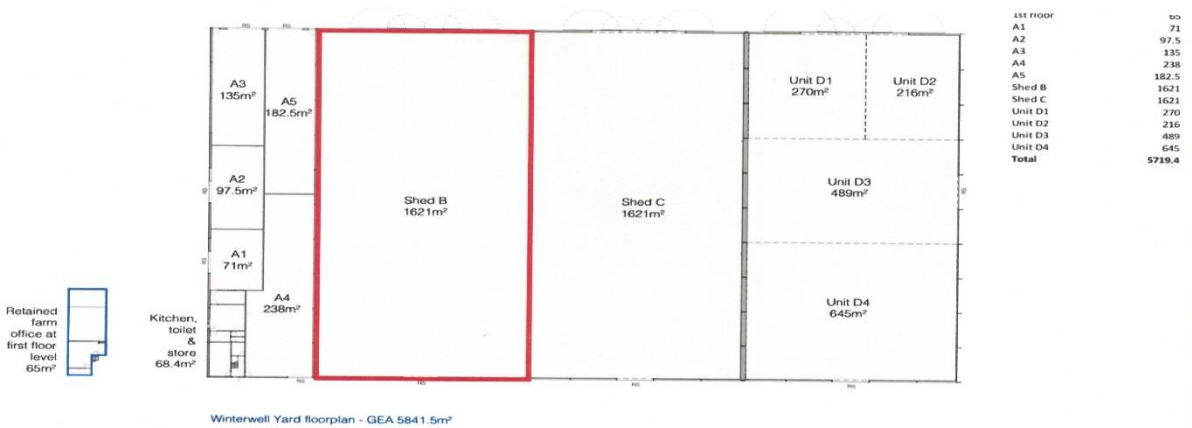
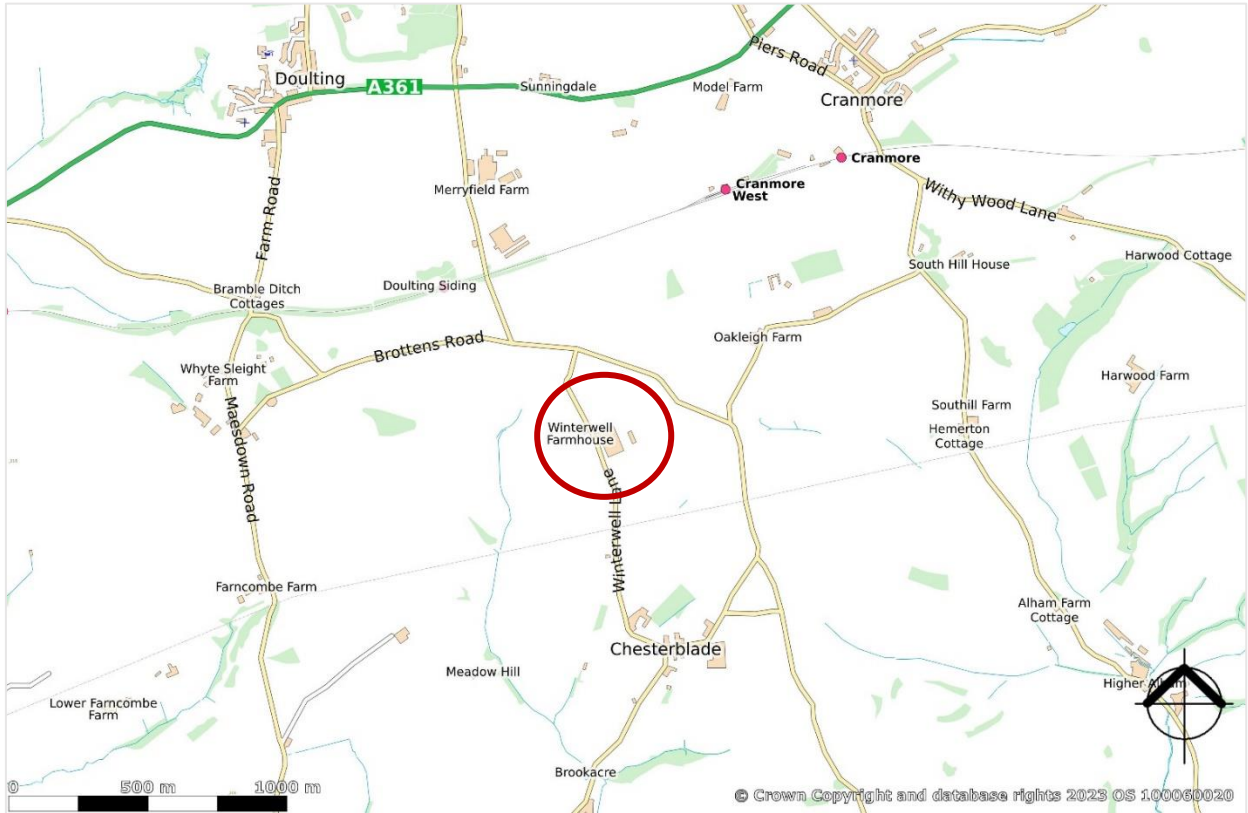
Unit B (one side) is a clear span storage building extending to approximately 8,835sqft. Max head height of 7m sloping down to 3.8m. Access at either end of the unit.

The unit would also be available as a whole if required. Total size up to 17,670 sqft. Rent to be confirmed.

To Let

**Unit B (when split) - £1,500 pcm
(£18,000 p.a.)**





Leasehold Terms:

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

- Deposit subject to references/credit checks.
- Subject to a 'leave no trace' waste policy. All rubbish to be taken home.
- Rent is subject to an annual RPI increase or 3%, whichever is greater.
- Assignment or subletting prohibited.
- 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)
- Tenant will pay a proportion of Building Insurance premium
- Internal repairing plus plate glass

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:

Interested parties must satisfy themselves that their use is compliant.

Business Rates:

The units are not currently rated and need to be rated by the VOA. The responsibility and liability of Business Rates will fall to the occupier.

Services:

Mains water and electric connected. Occupiers are responsible for their electricity consumption by way of sub-meter. Services and appliances not tested.

EPC Rating:

TBC or Exempt.

VAT:

We understand that VAT is payable on the rent and purchase price.

Viewings:

By appointment only through the sole agents or the Landlord directly:

Cooper and Tanner – 03450 34 77 58



COMMERCIAL DEPARTMENT

Cooper and Tanner

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