

Unit 16, The Borough Mall

The Borough, Wedmore, BS28 4EB

COOPER
AND
TANNER



Description

A newly converted self-contained ground floor office suite, comprising 2 x through-room offices, a kitchen and WC. Office spaces benefit from rooflights, surface mounted fluorescent strip lighting and modern electric heaters. Access is via the door on the left of the main photo. Doors to the right are to storage space that has been let separately.

Office 1	17.05 sq m	184 sq ft
Office 2	8.97 sq m	18 sq ft
Kitchen	2.04 sq m	31 sq ft
Net Internal Area:	24.40 sq m	263 sq ft
Limited Use Areas	2.90 sq m	31 sq ft
IPMS3 Area	30.96 sq m	333 sq ft

Measured in accordance with RICS Property Measurement Statement (2nd Edition)

Location

Wedmore is a popular village with a range of everyday amenities and benefitting retail outlets, eateries and easy access to nearby Cheddar and Wells. This suite is situated to the rear of the Post Office.

To Let – £450 PCM + VAT



Lease Terms

Tenant mix is very important and Landlord will only consider uses that compliment the existing uses on site. The asking rent is predicated on a lease on broadly the following terms:-

- New 5-year lease
- Full repairing and insuring equivalent basis with service charge – *details on request*
- Rent Reviews at 3-yearly intervals
- Break clause at the end of the 2nd year
- 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 to contribute towards Landlord's legal costs
- Subject to references/credit checks.

Commercial Lease Code

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. A copy of the full code can be downloaded from:-

<http://www.leasingbusinesspremises.co.uk>

Local Council: Sedgemoor District Council ☎ 0300 303 7800

Business Rates: A search on the Valuation Office Agency website suggests this unit is yet to be assessed for Business Rates – further information available shortly.

Planning: We understand the unit has consent for office use. We understand the unit is not Listed, but it is within a Conservation Area.

Services: We understand the unit benefits from connection to electricity, water and drainage. Services and appliances not tested.

EPC Rating: To be confirmed.

VAT: We understand that VAT is payable on the rent.

Viewings: By appointment only through the sole agents **Cooper and Tanner 1908 Limited – 01761 411010 – Opt 2**

COMMERCIAL DEPARTMENT

Cooper and Tanner
Telephone 01761 411010

commercial@cooperandtanner.co.uk

**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.

