

Unit 14, South Road, Midsomer Norton Radstock, BA3 2EZ

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Description

A self-contained regular shaped mid terrace office/retail/community unit, arranged over ground and mezzanine floors with open-plan office/retail area to front and kitchen area, WC and stairs leading to mezzanine office area towards the rear. Roller shutters to front. Suitable for a variety of retail or office uses.

Ground Floor Office/Retail	50 sq m	538 sq ft
Ground Floor Kitchen and Ancillary	15 sq m	161 sq ft
First Floor	15 sq m	162 sq ft
Net Internal Area	80 sq m	861 sq ft

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



Location – W3W///crypt.material.giving

Midsomer Norton is a town of around 13,000 people, part of the bigger Norton Radstock conurbation of around 25,000 people which sits approximately 11 miles south of Bath and 15 miles southeast of Bristol.

This unit forms part of the estate that overlooks the town centre's main car park. Good mix of independent businesses nearby with a recruitment agency, upholsterers and printing press/stationers. JD Wetherspoons and the High Street less than 100 metres away.

To Let - £9,000 per annum, excl.

Lease Terms

The asking rent is predicated on a lease on broadly the following terms:-

- A new full repairing and insuring equivalent lease **from January 2025**
- Reviews and Break-Clauses at 3-yearly intervals
- 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 £500 + VAT towards Landlord's proper and reasonable 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. Copy of the code is available via: <http://www.leasingbusinesspremises.co.uk>

Local Council: Bath and Northeast Somerset

Planning: We understand the unit benefits from consent for Class E – Retail, Restaurant and Service type uses. Not Listed but it is within a Conservation Area.

Business Rates: A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £7,800 (2023 List). Relief from rates may be available.

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

VAT: VAT will NOT be payable on the rent.

EPC: Energy Rating and Score of 95D – copy available upon request.

Viewings: By appointment only through the sole agents **Cooper and Tanner 1908 Limited – 03450 34 77 58**



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.

