

1st Floor Space, The Blue Tower, Townsend, Shepton Mallet, BA4 5SB

COOPER
AND
TANNER



Description

Approximately 421 sq m / 4,529 of first floor open plan space most recently used as an administrative hub and storage for an established medical supply firm, but suitable for a wide range of retail and/or office uses.

Shared access on the ground floor with stairs and lift access to the first floor. Lobby at the top of the stairs leading to the main first floor warehouse space. Fire exit to the rear of the warehouse space. 2 x WC's located in the lobby area.

Available by way of an assignment of the existing lease, at nil premium – information on lease terms available overleaf.

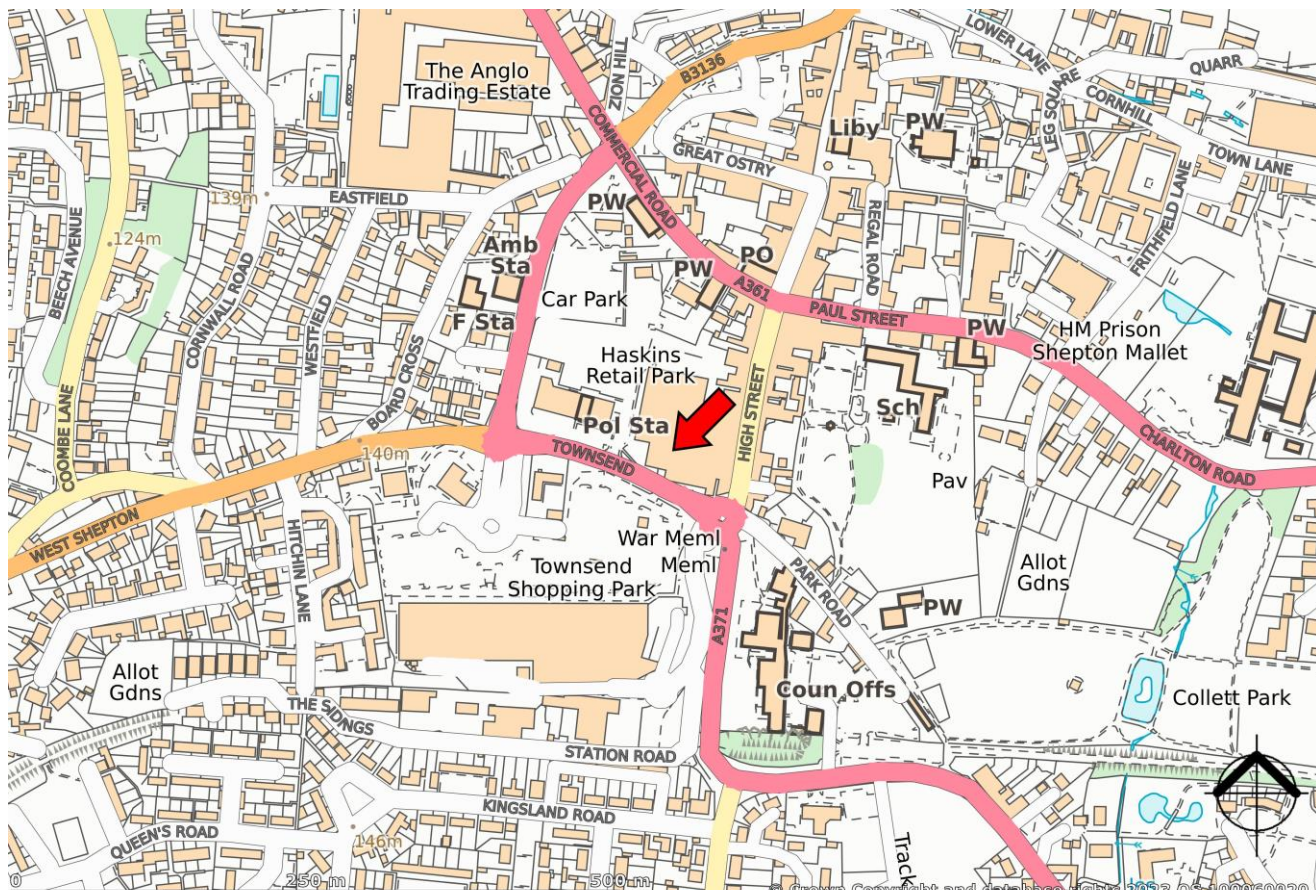
Indicative floorplan available on request.

Customer parking available in Haskins Retail car park and staff permits available nearby.

W3W///third.willpower.fresh

Located in a central position within the town and forming part of Haskins Retail Park. Nearby retailers include: Aldi, Screwfix, Greggs, Subway with Townsend Retail Park including Tesco, Sports Direct, Costa Coffee, Toolstation and others.





Lease Terms

Available by way of an assignment of the existing lease at nil premium.

Let for a term of 5-years from 17th September 2021 on a stepped rent.

Rent payable for the period from 17/09/2023 to 16/09/2024 is £20,000 and £25,000 for the period from 17/09/2024 to 16/09/2025 and subject to an index linked review from 17/09/2023 and every anniversary of that date. Underletting prohibited but assignment permitted subject to Landlord's consent and usual conditions, such consent not to be unreasonably withheld or delayed.

Service charge for repairs and maintenance to common parts. Tenant's repairing liability limited by way of photographic schedule of condition. Permitted User: As offices or retail warehouse within Class E. Inside the Act. No breaks between now and notional expiry.

A copy of the lease available on application. Assignment subject to references/credit checks. Contribution of £500 + VAT sought towards Landlord's legal costs.

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. Available from: www.lettingbusinesspremises.co.uk

Local Council: Somerset Council 0300 123 2224

Business Rates: Rateable Value – £20,750. This is not the rates payable.

Services: We understand mains water, electricity, gas and drainage are connected. (Services and appliances not tested).

EPC Rating: An EPC has been commissioned and will be available shortly.

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

Viewing: By appointment only through the agents Cooper and Tanner 1908 Ltd.

COMMERCIAL DEPARTMENT

Telephone 03450 34 77 58 / 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.

