### COOPER AND TANNER

# First & Second Floor Office at 10A Broad Street,

Wells BA5 2DN







### Description

Self-contained **first and second floor office** accommodation within a Grade II Listed building. Independent ground entrance off Broad Street. Most recently used as office space for the Member of Parliament for the Wells Constituency.

Cost-effective office accommodation for 2-5 people.

First Floor (NIA)	26.07 sq m	281 sq ft
Second Floor (NIA)	27.10 sq m	292 sq ft
Net Internal Area (NIA)	53.17 sq m	572 sq ft
Limited Use Areas	8.57 sq m	92 sq ft
IPMS 3	61.74 sq m	665 sq ft

Measured in accordance with RICS Property Measurement Statement ( $2^{nd}$  Edition).

## Location – W3W///narrating.narrow.kitchens

Situated in a central position within Wells City Centre, central location on Broad Street. Barbershop below. Close proximity to Wells Bus Station, limited short-stay car parking and Public Car Parks.

To Let -£500 PCM, excl.

#### Lease Terms

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

- Immediately available on a new lease
- Full repairing and insuring equivalent basis
- Rent Review at the 3<sup>rd</sup> anniversary
- 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)
- Deposit subject to references/credit checks.

#### 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 (formerly Mendip)

Planning: Grade II Listed and within the Wells Conservation Area. Most recently used as offices. We understand the unit benefits from consent for Class E - Commercial, Business and Service type uses.

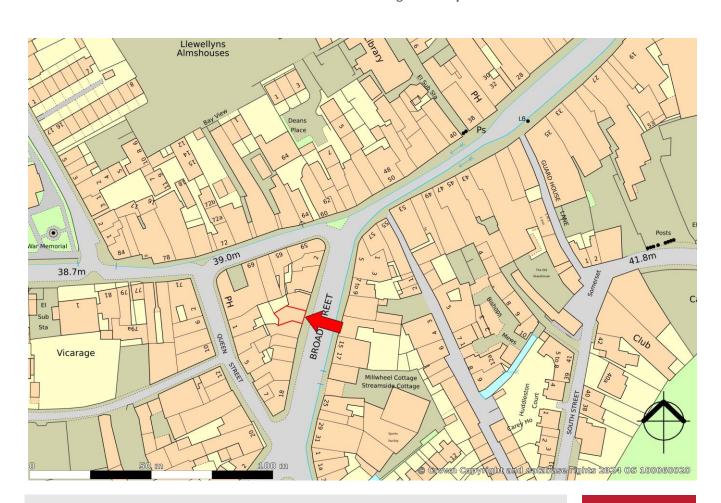
Business Rates: A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £4,750 (2023 List). This is not the rates payable. Parties may benefit from some relief from business rates and should make their own enquiries of the local billing authority.

Services: We understand the unit benefits from connection to mains electricity, water and drainage. No gas. Internal heating provided by way of electric heaters. Services and appliances not tested.

EPC Rating: 87D – A copy available upon request.

VAT: We understand that VAT is not payable on the rent.

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



# COMMERCIAL DEPARTMENT

Cooper and Tanner

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