

# Unit 1, Mendip Business Centre

Old Wells Road, Chantry, Frome BA11 3LR



## Description

A business unit with workshops at either end and an office/welfare hub in the middle. Most recently used for vehicle repairs and sales. Benefits from 24/7 Access.



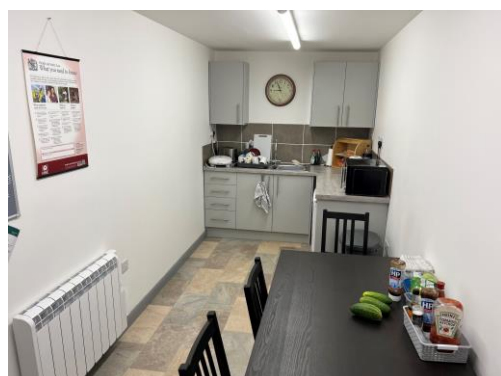
<b>Left-Hand Workshop</b>	139 sq m	1,496 sq ft
<b>Office/Welfare Section</b>	85 sq m	913 sq ft
<b>Right-Hand Workshop</b>	195 sq m	2,098 sq ft
<b>Gross Internal Area</b>	<b>419 sq m</b>	<b>4,506 sq ft</b>

*Measured in accordance with RICS Property Measurement Statement (2<sup>nd</sup> Edition).*

Left-hand Workshop: 12.511m deep x 11.10m (wide)  
Minimum floor to ceiling height (under mezz) of 3.64m / 11' 11".  
Roller shutter door to front with an opening of 5.08 / 16' 8" wide x 3.64m / 11' 11" high.  
Right-hand Workshop: 12.69m deep x 15.35m (ave) wide.  
Minimum floor to ceiling height (under mezz) of 3.64m / 11' 11".  
Roller shutter door to front with an opening of 5.08 / 16' 8" wide x 3.64m / 11' 11" wide.

Parking and delivery area to the front of the unit.

Unit 3 – An additional 118 sq m / 1,268 sq ft unit available by way of separate negotiation.



## To Let – £2,250 PCM, excl.











### Location – W3W ///huddle.yummy.swooned

Forms part of Mendip Business Centre, a small established business location approximately 6 miles west of Frome and 6 miles east of Shepton Mallet.

### Lease Terms

Immediately available on the following terms:-

- A new 5-7 year full repairing and insuring basis
- Breaks and Reviews at sensible periods
- Ad-hoc recovery provision for repairs and maintenance to common parts.
- 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 £350 + VAT towards Landlord's proper and reasonable legal costs
- 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 County Council

**Planning:** We understand the unit benefits from consent for General Industrial B2 type uses. No operating restrictions.

**Business Rates:** A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £14,500 (2023 List). This is not the rates payable. Parties may benefit from 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 water, drainage and electricity (3 phase). No gas. Services and appliances not tested.

**EPC Rating:** Energy Efficiency Rating of D100.

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

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



## COMMERCIAL DEPARTMENT

Telephone 03450 347758 / [commercial@cooperandtanner.co.uk](mailto:commercial@cooperandtanner.co.uk)

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.



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