

2A, Cheddar Business Park

Wedmore Road, Cheddar, Somerset BS27 3EB

COOPER
AND
TANNER

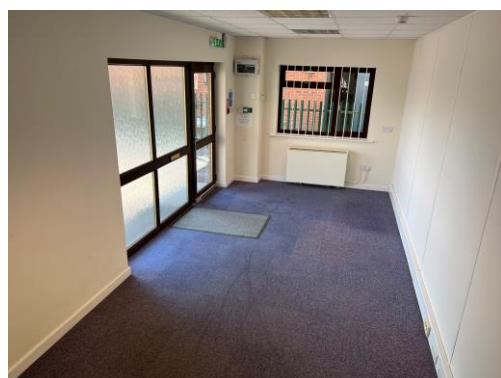


Description

First and second floor office space within a modern business unit. Ground floor comprises reception area and two separate office/meeting rooms.

Currently configured to provide a large open-plan office space with 3 sub-offices, but could be altered to suit occupier requirements.

Suitable for a variety of office or 'clean' light industrial type uses with ancillary storage. As offices, it's suitable for 15 – 25 people.



Ground (NIA)	64.62 sq m	696 sq ft
First (NIA)	194.50 sq m	2,094 sq ft
Net Internal Area (NIA)	259.13 sq m	2,789 sq ft
Limited Use Areas	30.00 sq m	323 sq ft
IPMS3	289.13 sq m	3,112 sq ft

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

Shared WC and Kitchen facilities with 1 other tenant.

First floor benefits from natural light to front and rear elevations, suspended ceiling, with inset egg crate lighting, air-conditioning, glazed partitioning for the sub-offices and carpeted floors with raised floor boxes and permitter trunking.

To Let – £1,750 PCM, excl.





Lease Terms: Immediately Available – The asking rent is predicated on a new lease on broadly the following terms:-

- Rent of £1,750 per calendar month, exclusive.
- Full repairing and insuring equivalent basis.
- Upward-only Rent Review and Tenant-only breaks at 3-yearly intervals.
- 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 £500 + 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>

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

Planning: Most recently used as offices. We understand the unit benefits from consent for Class E – Commercial, Business and Service type uses.

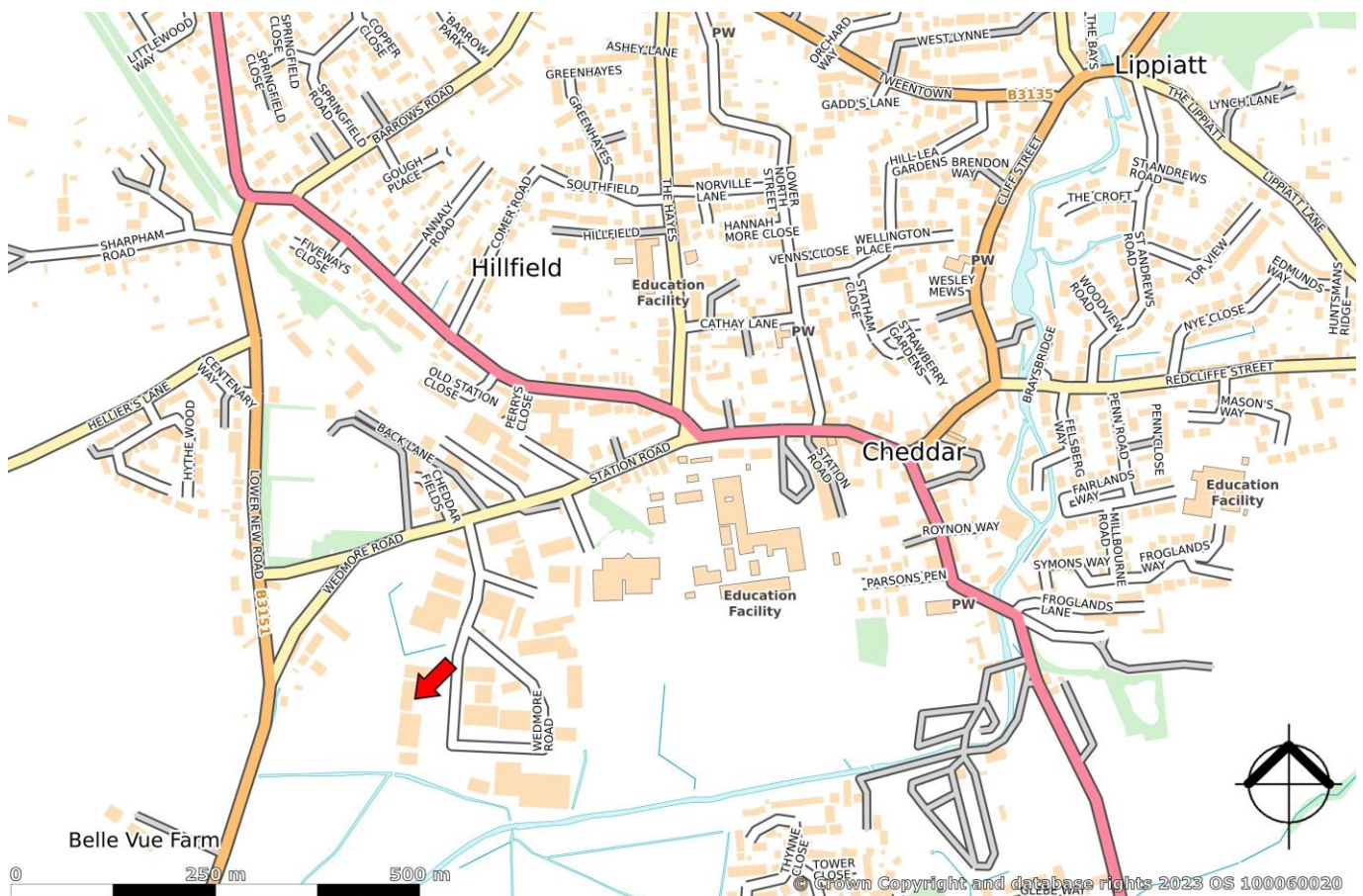
Local Council: Somerset Council (previously Sedgemoor)

Business Rates: A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £26,250 (2023 List). This is not the rates payable. Due to be re-assessed.

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

EPC Rating: 66C – a copy available upon request.

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



COMMERCIAL DEPARTMENT

Cooper and Tanner
Telephone 01761 411010 – Opt. 2
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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.



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