

Offices at 18A Broad Street, Wells, Somerset BA5 2DN

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Description

Self-contained first and second floor office accommodation within a Grade II Listed building. Separate ground floor entrance off Broad Street. Ground floor entrance lobby leading to first floor open-plan dual aspect office space, stairs leading to a second floor with a further three separate offices, kitchen and WC.

First (NIA)	39 sq m	416 sq ft
Second (NIA)	41 sq m	441 sq ft
Net Internal Area (NIA)	80 sq m	857 sq ft
Limited Use Areas	13 sq m	145 sq ft
IPMS3	93 sq m	1,002 sq ft

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

Location – [W3SW///duet.masons.towers](https://www.duet.masons.towers)

Situated in a central position within Wells City Centre, at the end of Broad Street close to its junction with Queen Street and Priory Road. Close proximity to Wells Bus Station, limited short-stay car parking and Public Car Parks.

To Let – £700 PCM, excl.

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

- Immediately Available.
- Full repairing and insuring equivalent basis.
- Upward-only Rent Review and Tenant-only breaks at 3-yearly sensible 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 £350 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: VAT is NOT payable on the rent.

Local Council: Somerset Council

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

Business Rates: A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £6,000 (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, electricity and drainage. No gas. Internal heating from electric heaters. Services and appliances not tested.

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

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



COMMERCIAL DEPARTMENT

Cooper and Tanner

Telephone 01761 411010 – Opt. 2 / 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.

