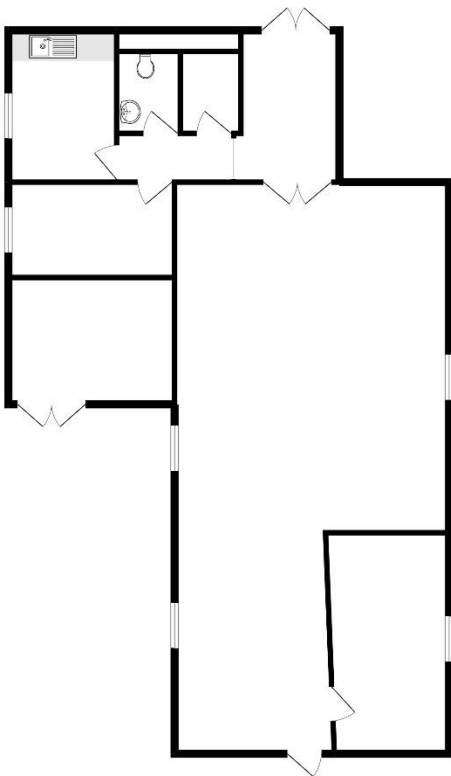


Offices at 12A Leigh Road Street, Somerset, BA16 0HA

COOPER
AND
TANNER



GROUND FLOOR
1290 sq.ft. (119.8 sq.m.) approx.



Description

Ground floor office suite located just off the High Street, to the rear of Leigh Road. Access is taken off Vestry Road leading into a shared car park providing 5 allocated parking spaces. Available from June 2024 onwards.

The property comprises a light open plan office, separate single office, the rear lobby has double doors leading to the car park, storage room, kitchen/staff room, WC and storage cupboard/former second WC. There is also a further store/potential office area accessed externally (unmeasured) and an additional separate storage cupboard.

Approximate Gross Internal Area: 117.59sqm (1,265sqft)

The property is in good condition and benefits data trunking, suspended office ceiling, gas heating, fire, and intruder alarm.

Street offers a wide range of retail, business, educational and recreational facilities including Clarks Village Retail Outlet and Millfield School. Easy access to nearby Glastonbury, Wells and Yeovil with good road network to Taunton, Bridgwater, Bath and Bristol.

To Let £14,000 pa excl.



Lease Terms

Proposed Lease Terms - Available on new standard commercial lease terms to be agreed, subject to the following minimum terms.

- Excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive.
- Full repairing and insuring basis.
- Deposit of £2,000 will be required
- Satisfactory references.
- Tenant responsible for usual outgoing including buildings insurance contribution (c. £1,000pa) and fire/intruder alarms (c. £400pa current annual contract cost)
- Tenant will also be responsible to contribute at least £300 + VAT towards Landlord's Legal Fee in relation to preparation of the lease.

Agents Note: There is an asbestos survey available to incoming tenants for review, upon request.

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. Copies of the Code can be obtained from <http://www.leasingbusinesspremises.co.uk>

Property Information

Business Rates: £11,750 Rateable Value (2023). To note, this is not the rates payable. Small Business Rate Relief may also apply. <https://www.gov.uk/calculate-your-business-rates>

Tenure: Available to let on new lease terms to be agreed.

EPC Rating: E (105)

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

Services: Mains water, electric, gas, drainage. Interested parties must satisfy themselves in this regard.

Viewing: By appointment with Cooper and Tanner, Commercial Department. Tel. 0345 0347758

COMMERCIAL DEPARTMENT
Telephone 0345 0347758
14 High Street, Midsomer Norton, BA3 2HP
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.

