

Unit 10

Old Redhouse Farm, Stratton-on-the-Fosse,
Radstock, BA3 4QE

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AND
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Description

A converted former agricultural building now providing a versatile rural light industrial or storage unit accommodation. Situated on a well-established rural business park that benefits CCTV, locked gates, easily accessible location nearby to Radstock and surrounding road network.

The accommodation is arranged as ground floor workshop half is covered by mezzanine (2.7m height clearance to underside of mezzanine), with office, WC and kitchen.

Ridge Height c. 5.4m

Electric Roller Shutter Door – 4m H x 4m W

Gross Ground Floor area approx.: 158.2sqm / 1,703sqft

Mezzanine: 96.24sqm / 1,036sqft

On site parking for up to 2 vehicles, additional space may be available by separate negotiation.

To Let £13,200pa (£1,100pcm)

Leasehold Terms

Immediately available on a new lease terms to be negotiated subject to the following minimum terms:

- Tenant responsible for Service Charge and Insurance Rent.
- 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 £300 towards costs of the lease preparation.
- Deposit required.
- Subject to references/credit checks.
- Full repairing and insuring basis.

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

Planning: Prospective tenants must satisfy themselves in respect of planning uses and any designations.

Business Rates:

TBC. May need rating with VOA.

Services: Mains electric, 3 phase electric, water and drainage. Services and appliances not tested. There is a service charge of £1045.70 per annum and insurance rent of £381.07 per annum payable.

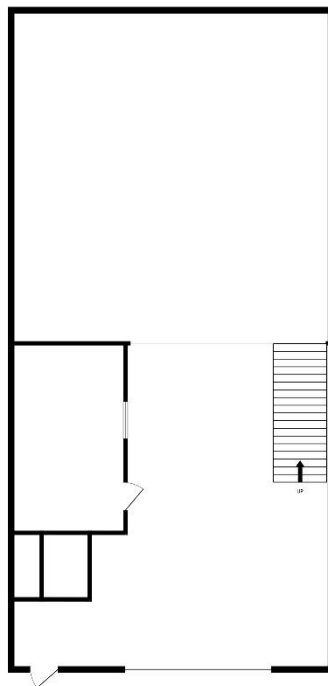
EPC Rating: TBC

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

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

Property Location – What3Words:
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GROUND FLOOR
1702 sq.ft. (158.1 sq.m.) approx.



1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA: 2561 sq.ft. (238.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, dimensions, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COMMERCIAL DEPARTMENT

Cooper and Tanner
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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.

