

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.

Industrial Premises

**To Let**

**Unit AG-4A, Anglo Trading Estate  
Shepton Mallet, Somerset, BA4 5BY**

- Industrial unit located within the well known Anglo Trading Estate.
- Established business location with links to A37.
- Gross internal area of 1,006 sq ft.
- Available now on flexible lease terms.

**£6,100 per annum**

## Location

The Anglo Trading Estate is a Grade II Listed site centrally located in Shepton Mallet. Shepton Mallet is a market town located within the Mendip Hills. Other nearby towns include Wells, Street and Frome and it's close to the major cities of Bath and Bristol.

Shepton Mallet is the administrative centre of Mendip District with a population of over 10,000. Central Shepton Mallet contains a variety of retailers from independent traders to national chains.

## Description

Unit AG-4A is a mid terraced industrial unit located within The Anglo Trading Estate. Accessed via a double timber door (2.42 metres wide x 2.25 metres high) the premises provide open plan industrial accommodation with WC facilities. The unit also benefits from access to the communal car park.

## Floor Areas

Gross Internal Area	<u>93.43 sq m</u>	<u>1,006 sq ft</u>
<b>Total</b>	<b>93.43 sq m</b>	<b>1,006 sq ft</b>

## Business Rates

We are advised by the Valuation Office that the premises current rateable value is £5,400 pa.

Interested parties should make their own enquiries to the local authority to ascertain the rates payable. Relief is available to those with a rateable value less than £15,000 per annum.

## Tenure

The unit is available to let by way of internally repairing and insuring lease for a minimum period of 12 months.

A service charge is levied for the maintenance and repair of the communal areas, currently budgeted at £251.50 per annum.

## References/Rental Deposits

Financial, accountancy and other references may be sought from any prospective tenants prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

## VAT

We have been advised the premises is currently registered for VAT and therefore VAT will be payable on the rent and service charge.

## Services

Three phase electricity , mains water and drainage.

## Energy Performance Certificate

We have been advised the property is listed and does not require an EPC.

## Viewing

Strictly by appointment with sole agents:-

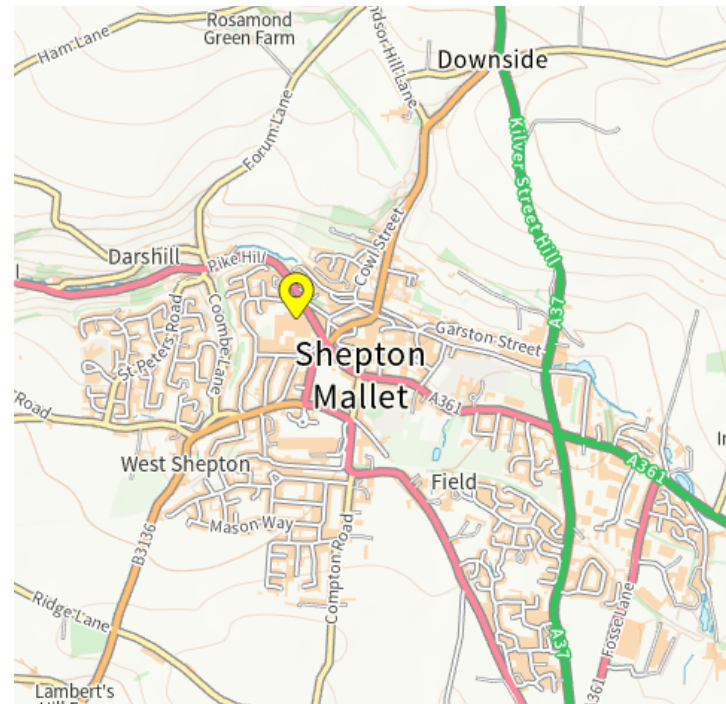
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## Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.