

gth

**WATERLOO
HOUSE**

Smart
Recruitment
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TO LET - Town Centre Office Rooms

Waterloo House, Waterloo Lane, Yeovil, Somerset BA20 1TF
Rental Guide from £300 per calendar month exclusive

Key Facts

- Two well sized 2nd floor Office Rooms
- Newly redecorated
- 21.83 sqm (235 sqft) and 33.44 sqm (360 sq ft)
- Communal kitchen and WC Facility
- Available on minimum 1 year licences

Location

The property is located on the pedestrianised Waterloo Lane in Yeovil Town Centre. Occupiers in close proximity include Nat West Bank and the Tesco Superstore. West Hendford Council car park is close by where season tickets are available

Description

Two town centre second floor office rooms with communal kitchen /staff room.

Accommodation

Calculated on approximate net internal basis.

Rooms A & B	21.83 & 33.44 sq.m	235 & 360 sq. ft.
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Terms

The rooms can be occupied individually or combined on minimum 1 year licences.

Services

The 2nd floor has its own electricity supply and electric wall mounted heaters are installed, communal kitchen and WC facility

No tests have been carried out in relation to services, nor are we able to comment on their condition.

EPC

The EPC rating for Waterloo House is “C”

Service Charge

A service charge to cover electricity, repairs, maintenance, cleaning and water and drainage costs will be payable – estimated at £1,260.69 plus VAT for Room A and £1,931.28 plus VAT for Room B.

Building Insurance Premium

The licensee will be responsible for building insurance current premiums £270.87 plus VAT for Room A and £414.96 plus VAT for Room B

Business Rates

Rateable Value : Room A £1,925 and Room B £3,650

As a result of Small Business Rates Relief qualifying businesses will have no business rates to pay.

Rent

Room A £3,600 per annum exclusive

Room B £5,000 per annum exclusive.

Viewing

Strictly by appointment with joint agents:-

Greenslade Taylor Hunt, 22 Princes Street, Yeovil, Somerset, BA20 1EQ

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Room A



Room B