

Ground Floor Office, Fraser House

Peter Street, Shepton Mallet, BA4 5BL

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Description

Ground floor self-contained office within walking distance of Shepton Mallet town centre. Nearby public and on street parking. Outside is parking for occasional use by prior arrangement,

It is a light single office space. The accommodation comprised as follows.

Office 5.63m x 4.80m (27.03m²) with windows and double doors to the front. There is a built-in storage cupboard (2.46m²), WC with hand wash basin (2.052m²) and a kitchenette.

The gas and electric are on shared meters, to be billed by the Landlord. Water is on its own meter.

£5,040 p.a

To Let



Lease Terms

Available to let on terms to be negotiated, subject to the following suggested minimum terms:

- Proposed tenancies will be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive.
- A deposit will be payable.
- Tenant will contribute towards Landlords legal/lease preparation costs of £300 +VAT.
- Subject to references/credit checks.
- 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.lettingbusinesspremises.co.uk>

Property Information

Local Council: Mendip Council ☎ 0300 303 8588

Business Rates: To be reassessed.

Services: We understand mains water and electricity, gas and drainage are connected. Gas fired heating. (Services and appliances not tested).

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

EPC Rating: TBC

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

Viewing: By appointment only through the agents **Cooper and Tanner LLP**.

COMMERCIAL DEPARTMENT

Cooper and Tanner
Telephone 03458 34 77 58

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.

