

# The Hall

West Street, Wells, BA5 2AH



The Hall  
West Street  
Wells  
BA5 2HN

**£15,000 pa To Let**

**Description**

The Hall is a versatile premises ideally suited to an 'E' use class such as offices plus a wider array of health hub or day centre type uses, subject to any necessary consents. Available immediately and incentives available, STC.

Situated at West Street adjacent the Royal Mail Delivery Office and nearby Tesco and Lidl Superstore and a short walk to the town centre.

The building comprises ground floor accommodation arranged as: reception, open plan office (former hall), office, WCs and kitchenette. **Net Floor Area/IPMS 3: 1,306sq ft.**

Ample nearby parking either directly adjacent on West Street or in one of the car parks in close proximity such as Tucker Street Car Park and at Wells Bus Station.

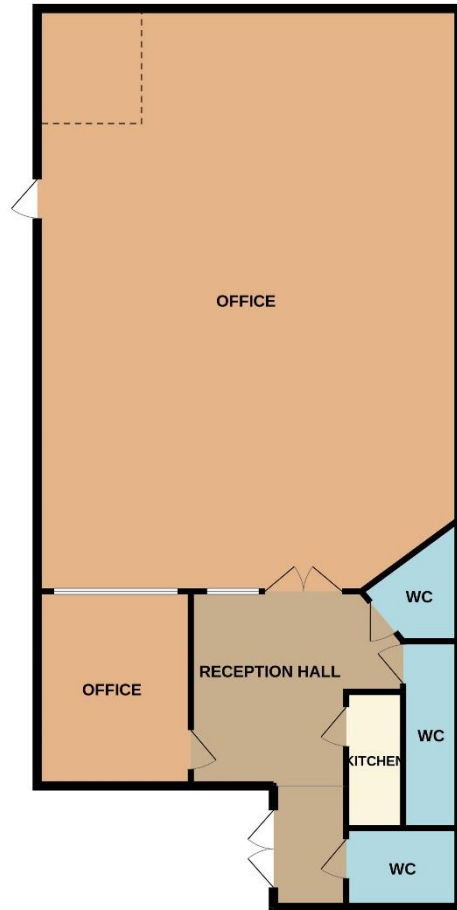
**Lease Terms**

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

- Excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive.
- Full repairing and insuring basis.
- Tenant will be responsible for all outgoing services, business rates etc. and buildings insurance
- Contribution of £350 + VAT toward Landlord's legal costs
- A deposit will be payable.

**Agents Notes**

1. Tenancies are subject to satisfactory references.
2. Enquire with the agent as to availability of an existing asbestos survey for the property.
3. 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>



**Local Council:** Somerset Council  
Telephone: 0300 123 2224

**Business Rates:** TBC

**Services:** Mains water, drainage and electricity. Interested parties must satisfy themselves in this regard.

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

**EPC Rating:** B (35)

**VAT:** We understand that VAT is not applicable.

**Viewing:** By appointment only through the agents  
**Cooper and Tanner** T: 03450 347758

COMMERCIAL  
Telephone 0345 034 7758  
14 High Street, Midsomer Norton, BA3 2HP  
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