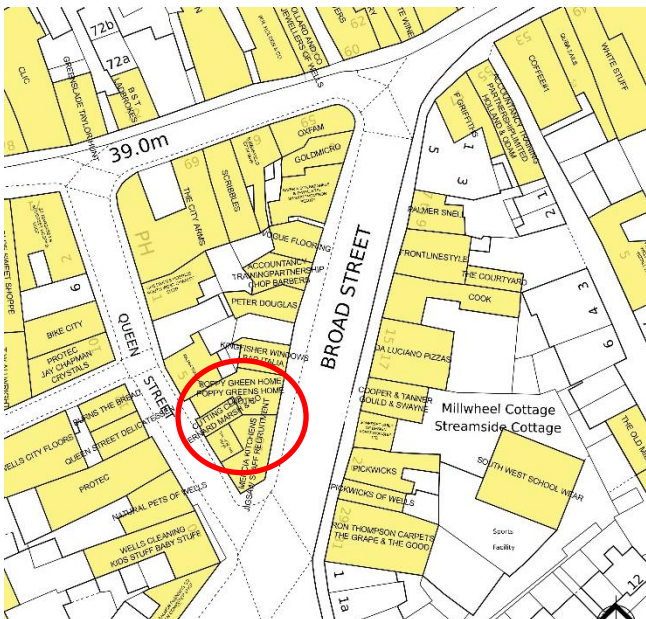


1st & 2nd Floor Offices at 5b Queen St, Wells

COOPER
AND
TANNER



5b Queen Street 'Market Chambers' Wells BA5 2DP

£7,500pa To Let

Description

Well located town centre first and second floor office accommodation available on flexible new lease terms. Access is taken from Queen Street and the offices overlook Broad Street.

Entrance hallway leads to 1st floor landing (6.63m²) with glazed entrance to a reception area (5.9m²) at with store/former WC (1.85m²). Office 1 (24.75), walk-through Office 2 (12.41m²), Office 3 (9.81m²). Kitchenette (3.40m²). Second floor Office 4 (23.13m²).

Total Floor Area approx.: 87.88m² (945ft²)

The offices would benefit from redecoration and tenant fit out.

Lease Terms

Available to let on new lease 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.
- Internal repairing and insuring basis.
- Tenant will be responsible for all outgoings including services, business rates etc.
- Tenant to reimburse landlord buildings insurance premium.
- Tenant will make a contribution of £350 + VAT towards Landlords legal costs
- A deposit will be payable
- Initial minimum 5 year term

Agents Notes

1. Tenancies are subject to satisfactory references.
2. It is confirmed that an Asbestos Survey under the Control of Asbestos at Work Regulations 2012 has not been commissioned, and where required this will be the responsibility of the ingoing tenant.
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: Mendip District Council
Telephone: 0300 038588

Business Rates: £5,900
Small business rate relief may be applicable.

Services: Mains water, drainage and electricity.
No heating.

Tenure: To let on new lease terms to be agreed.

EPC Rating: E/120

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
commercial@cooperandtanner.co.uk

**COOPER
AND
TANNER**

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.

