

Unit 27, Lodge Hill Industrial Estate

Westbury-Sub-Mendip, Wells BA5 1EY

COOPER
AND
TANNER



Description

A mid-terrace, regular shaped and self-contained business unit, suitable for a variety of light industrial or other business uses. Largely open plan workshop/warehouse space, with reception/office, kitchen and WC to front. WC off warehouse.

Ground Floor	203 sq m	2,183 sq ft
Mezzanine	28 sq m	304 sq ft
Gross Internal Area	231 sq m	2,486 sq ft

Measured in accordance with RICS Property Measurement Statement (2nd Edition).



Minimum eaves height 5.6m / 18' 4" rising to 8.5m / 27' 10" at the ridge. Roller shutter door to front with an opening of 3.5 m / 11' 5" wide x 4.34m / 14' 2" wide. Ample parking on site.

Location – W3W:///shuffles.grad.unwraps

The unit forms part of Lodge Hill Industrial Estate in Westbury-Sub-Mendip; an established business location on the edge of a small village and approximately 4 miles west / 10-minute drive time from Wells City Centre.

To Let – £1,500 PCM, excl.

Lease Terms

The asking rent is predicated on a lease on broadly the following terms:-

- Available on a new lease from June 2024 Possibly earlier through agreement – **Subject to Vacant Possession**
- Full repairing and insuring equivalent basis
- Rent Review at the 3rd anniversary
- Lease to be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Estate Management Charge Contribution of £500 per annum, index linked
- Tenant to contribute £600 + VAT towards Landlord's proper and reasonable legal costs
- Deposit subject to references/credit checks.

Commercial Lease Code

Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: <http://www.leasingbusinesspremises.co.uk>

Local Council: Somerset Council (formerly Mendip)

Planning: We understand the unit benefits from consent for Class E – Commercial, Business and Service type uses.

Business Rates: A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £15,000 (2023 List). This is not the rates payable. Parties may benefit from some relief from business rates and should make their own enquiries of the local billing authority.

Services: We understand the unit benefits from connection to mains water and electricity (3 phase). No gas. Private drainage. Services and appliances not tested.

EPC Rating: Will be available shortly.

VAT: We understand that VAT is payable on the rent and estate management charge.

Viewings: By appointment only through the sole agents **Cooper and Tanner – 03450 34 77 58**



COMMERCIAL DEPARTMENT

Cooper and Tanner

Telephone 03450 347758 / 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.

