

Unit 1D (Studio), Wells Road Trading Estate, Wells Road, Glastonbury, BA6 9QU

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Description

A mid-terrace ground floor business unit with shared kitchen and WC facilities. Suitable for a variety of retail, office or health/fitness related type uses. Freshly painted and ready for tenant fit-out. Ample car parking area to front.

Internal width of 12.143 x max internal depth of 8.471m.

Studio 1D	98.47 sq m	1,060 sq ft
<i>Plus Shared Kitchen and WC (with adjacent occupier)</i>		
Net Internal Area	98.47 sq m	1,060 sq ft

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

Location – W3W:///fortunate.scouts.joints

Situated at the front of Wells Road Trading Estate on Wells Road, an established business location with occupiers such as CRS Building Supplies, Motor Parts Direct and VivoLife. Adjacent to Constellation Fitness (Pole Dancing). Visibility from Wells Road.

To Let – £9,750 per annum, excl.

Lease Terms

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

- Immediately available on a new lease
- 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)
- Service Charge of £358.95 per annum (current year) – further details available on request.
- Tenant to contribute 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: Unit has been split and will need to be re-assessed.

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: 118|E – copy available upon request.

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

Viewings: By appointment only through the joint agents: Cooper & Tanner – 03450 34 77 58, or Ed Cawse at Carter Jonas – 0117 922 1222



COMMERCIAL DEPARTMENT

Cooper and Tanner

Telephone 03450 347758 / 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.

