

First & Second Floor Office at 10A Broad Street, Wells BA5 2DN

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Description

Self-contained **first and second floor office** accommodation within a Grade II Listed building. Independent ground entrance off Broad Street. Most recently used as office space for the Member of Parliament for the Wells Constituency. Cost-effective office accommodation for 2-5 people.

First Floor (NIA)	26.07 sq m	281 sq ft
Second Floor (NIA)	27.10 sq m	292 sq ft
Net Internal Area (NIA)	53.17 sq m	572 sq ft
Limited Use Areas	8.57 sq m	92 sq ft
IPMS 3	61.74 sq m	665 sq ft

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



Location – [W3W///narrating.narrow.kitchens](https://www.w3w.com/narrating.narrow.kitchens)

Situated in a central position within Wells City Centre, central location on Broad Street. Barbershop below. Close proximity to Wells Bus Station, limited short-stay car parking and Public Car Parks.

To Let – £500 PCM, 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)
- 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: Grade II Listed and within the Wells Conservation Area. Most recently used as offices. 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 £4,750 (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 electricity, water and drainage. No gas. Internal heating provided by way of electric heaters. Services and appliances not tested.

EPC Rating: 87D – A copy available upon request.

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

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

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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.

