

# Units at Winterwell Yard

Chesterblade, Nr Shepton Mallet BA4 4QZ

COOPER  
AND  
TANNER

Unit B



## Description

Winterwell Yard is a recently converted former farmyard now a vibrant rural business park. Situated in a peaceful village between Shepton Mallet and Frome accessed by country lanes, it would be unsuitable for articulated lorries, with deliveries only in small vans.

There are a range of light industrial units all benefitting communal kitchen/welfare area and WCs. There are three units currently available:

You can see the farm's wider aims of storing carbon and water in the landscape and environmental work ethos here: [www.chills.org.uk](http://www.chills.org.uk)

Unit B



Unit B



**Unit B** is a clear span storage building extending to approximately **17,670sqft**. Max head height of 7m sloping down to 3.8m. Access at either end of the unit.

**Unit D3** is a workshop unit with internal kitchen/WC or office space. Extending to approximately **5,250sqft**. Wall mounted sockets and LED down lighters.

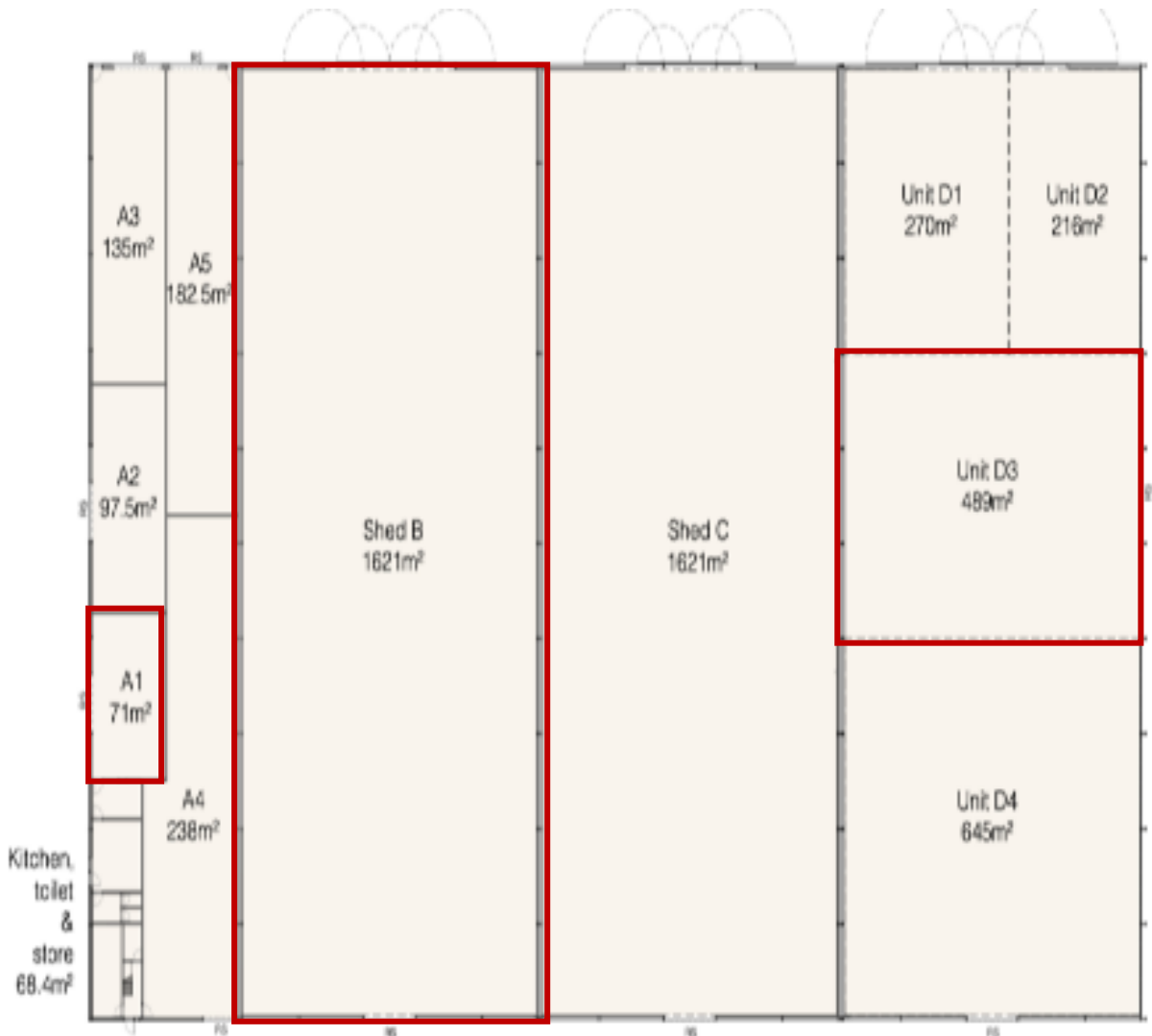
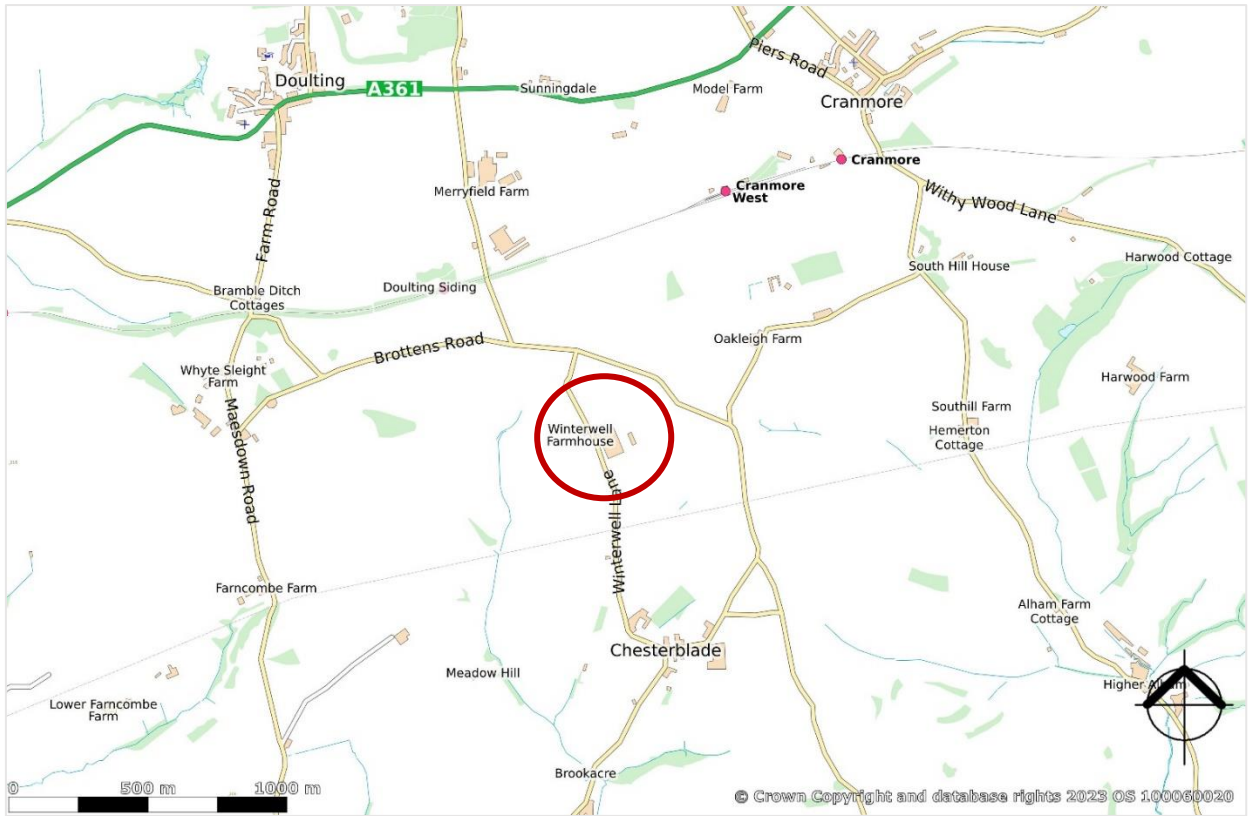
## To Let

**Unit B - £4,000pcm (£48,000pa)**

**Unit D3 - £1,250pcm (£15,000pa)**



Location – What3Words: /// ///business.reporters.covenants



Unit D3



Unit D3



### Leasehold Terms:

Immediately available on a new lease terms to be negotiated subject to the following minimum terms:-

- Right to charge an Estate Service Charge will be reserved although not currently done so.
- Deposit subject to references/credit checks.
- Subject to a 'leave no trace' waste policy. All rubbish to be taken home.
- Rent is subject to an annual RPI increase or 3%, whichever is greater.
- Assignment or subletting prohibited.
- 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)
- Tenant will pay a proportion of Building Insurance premium
- Internal repairing plus plate glass

### 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

### Planning:

Interested parties must satisfy themselves that their use is compliant.

### Business Rates:

The units are not currently rated and need to be rated by the VOA. The responsibility and liability of Business Rates will fall to the occupier.

### Services:

Mains water and electric connected. Occupiers are responsible for their electricity consumption by way of sub-meter. Services and appliances not tested.

### EPC Rating:

TBC or Exempt.

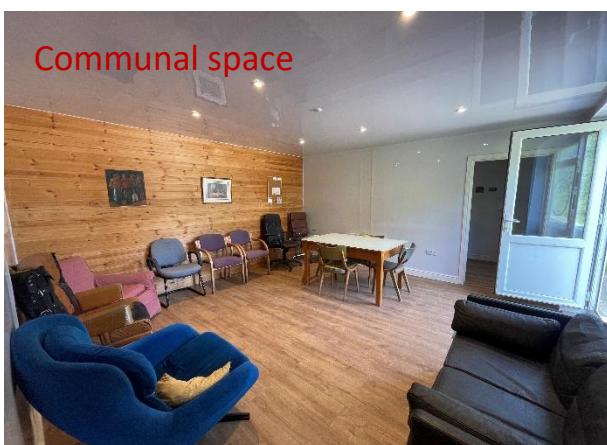
### VAT:

We understand that VAT is payable on the rent and purchase price.

### Viewings:

By appointment only through the sole agents or the Landlord directly:

**Cooper and Tanner – 03450 34 77 58**



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