



- - Awaiting EPC - -



EPC TBC

Available For Sale or To Let

14
High Street
Street

COOPER
AND
TANNER

14 High Street Street, BA16 0EB

£100,000 Freehold
£7,800pa Excl. To Let

Description

Ground floor retail unit available for sale or to let on new lease terms. Situated at to the north of the High Street and other nearby occupiers to include McColls, The Wessex Hotel, National Tyres and Autocare, Lancelot Windows and Conservatories.

The internal accommodation is arranged over the ground floor as follows.

Retail area (41.83m²), **rear retail area** (18.15m²), **office** (9.63m²), **Kitchen** (2.65m²), **WC** (1.54m²).

Net internal area: 69.61m² (749ft²)

Internal shop frontage: 4.5m

The property is currently occupied as a retail unit but in the past has been occupied for various uses including a hairdressers. The property is considered suitable to a number of retail or office type uses subject to gaining the necessary consents.

Lease Terms

Available in January 2019 to let on new lease terms to be negotiated. Any lease will be subject to the following minimum terms.

1. Contribution of £350 + VAT towards Landlords legal costs
2. Term of 5 years (break clauses will be available by negotiation)
3. FRI basis
4. Deposit equivalent to 2 month's rent will be payable.

Agents Notes

An Asbestos Survey has been undertaken and will be available to prospective tenants. If further surveys are required this will be the responsibility of the incoming tenant.

Local Council:

Mendip District Council - Telephone: 0300 038588

Business Rates:

Rateable Value - £8,100

Services:

Understood mains water, electric, gas and drainage are connected. Gas combi boiler.

Tenure:

Freehold or to let on lease terms to be agreed.

EPC Rating:

EPC TBC

VAT:

We understand that VAT is not payable on the purchase price.

Viewing:

By appointment only through the agents

Cooper and Tanner LLP.

Telephone 03450 347758 (Ref: JKS/9512)

GLASTONBURY OFFICE

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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.

