

**COOPER
AND
TANNER**



Lock up retail unit within the popular Borough Mall, Wedmore

Unit 10

The Borough Mall

Wedmore

Somerset

BS28 4EB

To Let £6,000 + VAT pax

Description

Unit 10 comprises an excellent lock-up retail unit, well suited to a variety of uses. Formerly occupied as an upholstery workshop and shop, the premises provides an attractive frontage onto the Borough Mall, benefiting from pedestrian footfall.

The accommodation comprises an initial open-plan retail area, together with a small ancillary amenity space and WC facilities.

The property extends to approximately **247sq ft**. Onsite parking for 1 car, if available. In addition, there is ample free public parking available within walking distance of the property.

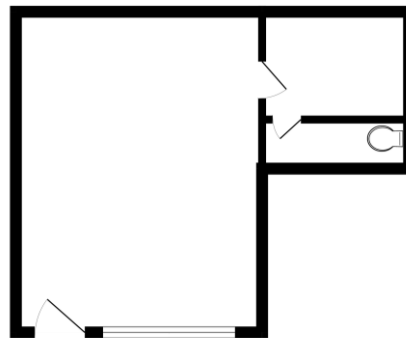
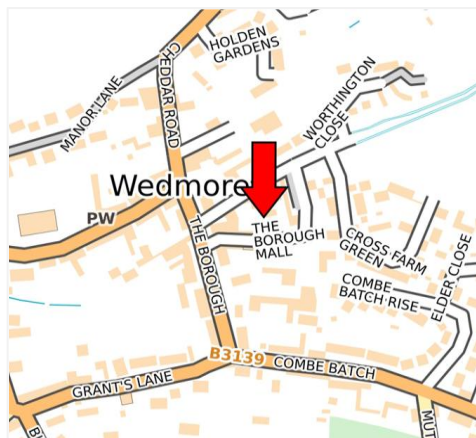
The unit is available to let immediately on new lease terms.

Location

W3W Location: ///marine.actors.arching

Situated within the Borough Mall in the highly desirable Somerset village of Wedmore, the property occupies a prominent position within a well-established retail parade.

Wedmore is a popular village offering a wide range of amenities, including independent shops, cafés, and a public house, together with broader community facilities such as a primary school and golf club.



Planning

Interested parties must satisfy themselves regarding previous or future planning matters. Not listed.

Business Rates

A search on the Valuation Office Agency shows a rateable value of £4,150. To note this is not rates payable, small business rate relief may apply.

Services

We are informed that the property is connected to mains electricity, water and drainage.

Viewings

Cooper & Tanner Commercial Department:

Tel: 0345 034 7758

Email: commercial@cooperandtanner.co.uk

VAT

We are advised the property is elected for VAT.

Tenure

Available to let on new lease terms to be agreed assuming a minimum of a 5-year term. Subject to satisfactory references.

Service Charge for 2026: £101 per calendar month, however variable (to include refuse disposal).

The landlord also requests a £500 non-returnable contribution towards legal fees.

EPC Rating

EPC Band- B/33

Full copies available upon request. EPC's valid until May 2033.

Disclaimer

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.

COMMERCIAL DEPARTMENT

Telephone 0345 034 7758 / commercial@cooperandtanner.co.uk

14 High Street, Midsomer Norton, BA3 2HP



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