



8, Beckery Road, Glastonbury, Somerset BA6 9NX

 2006.00 sq ft

- Detached light industrial/trade counter unit
- Established commercial site
- Allocated on-site parking.
- Available from June 2026
- Suitable for a variety of commercial uses

£15,600 per annum

THE PROPERTY

Unit 8 comprises a detached light industrial/workshop unit with forecourt parking/loading area, containing a mix of open plan space with ancillary office and kitchen/WC facilities.

The gross internal area is approx. 186.4 sq. m (2,006 sq. ft.)

LOCATION

Unit 8 Mill Lane forms part of a courtyard development located off Beckery Road within an established commercial area approx. one mile west of Glastonbury town centre.

The site provided convenient access to the A361/A39 which connect to J23 of the M5 at Bridgwater.

DIRECTIONS

What3words

///draining.spearhead.piglets

SERVICES

All mains services are connected to the property. No tests have been carried out in respect of the services, and we are unable to comment on the condition.

BUSINESS RATES

Current rateable value of £10,750.

Small business rates relief, subject to qualifying occupation.

PLANNING

Use Class B2/B8

Parties are advised to make their own enquiries with the Local Authority in respect of any current permitted and/or proposed use.

EPC

TBC

LOCAL AUTHORITY

Somerset Council
Tel: 0300 123 2224

SERVICE CHARGE

Tenant to pay a fair proportion of the costs of repairs and maintenance to common parts of the estate.

REFERENCES/RENT DEPOSITS

Financial, accountancy and other references may be sought

from any prospective tenants prior to agreement.

Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

LEASE DETAILS

The property is offered to let by way of a new full repairing and insuring XLTA business tenancy, for a term of years to be agreed.

CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.lettingbusinesspremises.co.uk.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



YEO/GDR/April26



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