

Offices to Let

Units 1 and 2-3 Borough Yard

Wedmore, BS28 4EB

COOPER
AND
TANNER



To Let - £5,400 - £10,800 per annum

Units 1 and 2-3 Borough Yard Wedmore BS28 4EB

Description

Two well-presented ground floor offices situated within the popular Borough Yard, Wedmore.

Unit 1 offers a smart office area and kitchenette extending to approximately 16sqm / 172 sqft.

Units 2&3 offers bright and open office space arranged over 2 rooms with additional kitchen/break out area. Extending to approximately 62 sqm/667 sq ft.

2 parking spaces available within the Borough Yard private car park. Otherwise, ample free public parking is within walking distance of the property.

Available to let from 1st August 2026 on new lease terms.

Planning

We understand that the property is within Class E (Commercial Business and Service uses) Interested parties should make their own enquiries regarding their proposed use of the premises.

Rent

Unit 1 Rent £5,400 per annum (£450 pcm)
Unit 2&3 Rent £10,800 per annum (£900 pcm)

An additional service charge of £50 per month is payable for Unit 1 and £100 per month for Unit 2.

Agents Note

The Units are also available to let as a single office.

VAT

We understand that the Property is not elected for VAT.

Business Rates

Unit 1 Rateable Value of £,3600 (2026 List).
Units 2&3 Rateable Value of £11,000
This is not the rates payable.

Services

We understand the unit benefits from connection to mains water, drainage, and electricity. Services and appliances not tested.

EPC Rating

Commercial Energy Efficiency Rating of C/75

Tenure

Leasehold.

Location: What3Words

[///sharpens.utter.leave](https://www.what3words.com/#!/sharpens.utter.leave)

Situated in central Wedmore, a popular location with excellent village amenities, including a range of independent shops, cafe, and pub. Good road access to Wells, Glastonbury and the M5.

Viewings:

By appointment only through the sole agents **Cooper and Tanner 1908 Limited – 03450 34 77 58**

COMMERCIAL

Telephone 0345 034 7758

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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.

