



## Business Units

**TO LET**

### Unit 5 North Street Workshops, Stoke Sub Hamdon, Yeovil, Somerset, TA14 6QR

- 2 Storey business unit in attractive courtyard setting suitable for a variety of uses
- Totalling approximately 65.96 sq m (710 sq ft)
- Well maintained unit suiting start up or small business
- Flexible Lease Terms

**Rent £480 exclusive per calendar month**

## Location

North Street Workshops are situated in the village of Stoke Sub Hamdon approximately 5 miles west of Yeovil, with which it is linked via the A3088. Road communications are excellent with the A303 Trunk Road easily accessible from the site.

## Description

North Street Workshops comprise a courtyard of attractive stone Victorian barns converted to provide variously sized business units.

Unit 5 comprises a single open plan office room at ground floor level and on the first floor a good sized open plan office room.

Unit 5 benefits from:-

- WC facilities
- Kitchenette
- Gas fired central heating
- General space lighting
- Ample 13A sockets
- Fitted carpet
- Broadband on site
- Car parking

## Accommodation

UNIT 5		
Ground Floor	30.19 sq m	325 sq ft
First Floor	35.77 sq m	385 sq ft
<b>TOTAL</b>	<b>65.96 sq m</b>	<b>710 sq ft</b>

## Services

The unit has mains water electricity and drainage.

## Business Rates

We understand that the accommodation has a rateable value of £4,850.

**NB:** An incoming occupier may be able to rely on Exemption and small business Rates Relief. Further information from South Somerset District Council.

## Terms

The Offices are available on a new internal repairing lease for a term to be agreed on the following rental basis.

£5.760 per annum exclusive.

### VAT is charged on the rent

No service charge is levied but tenants will meet their own electricity, heating, water and telecommunication costs.

## EPC

The Unit has a D EPC Rating

## Viewing

Strictly by appointment with sole agents:-

Robert Clark, Greenslade Taylor Hunt.  
22 Princes Street, Yeovil, Somerset, BA20 1EQ

Telephone: **01935 423474**

Email: [robert.clark@gth.net](mailto:robert.clark@gth.net)





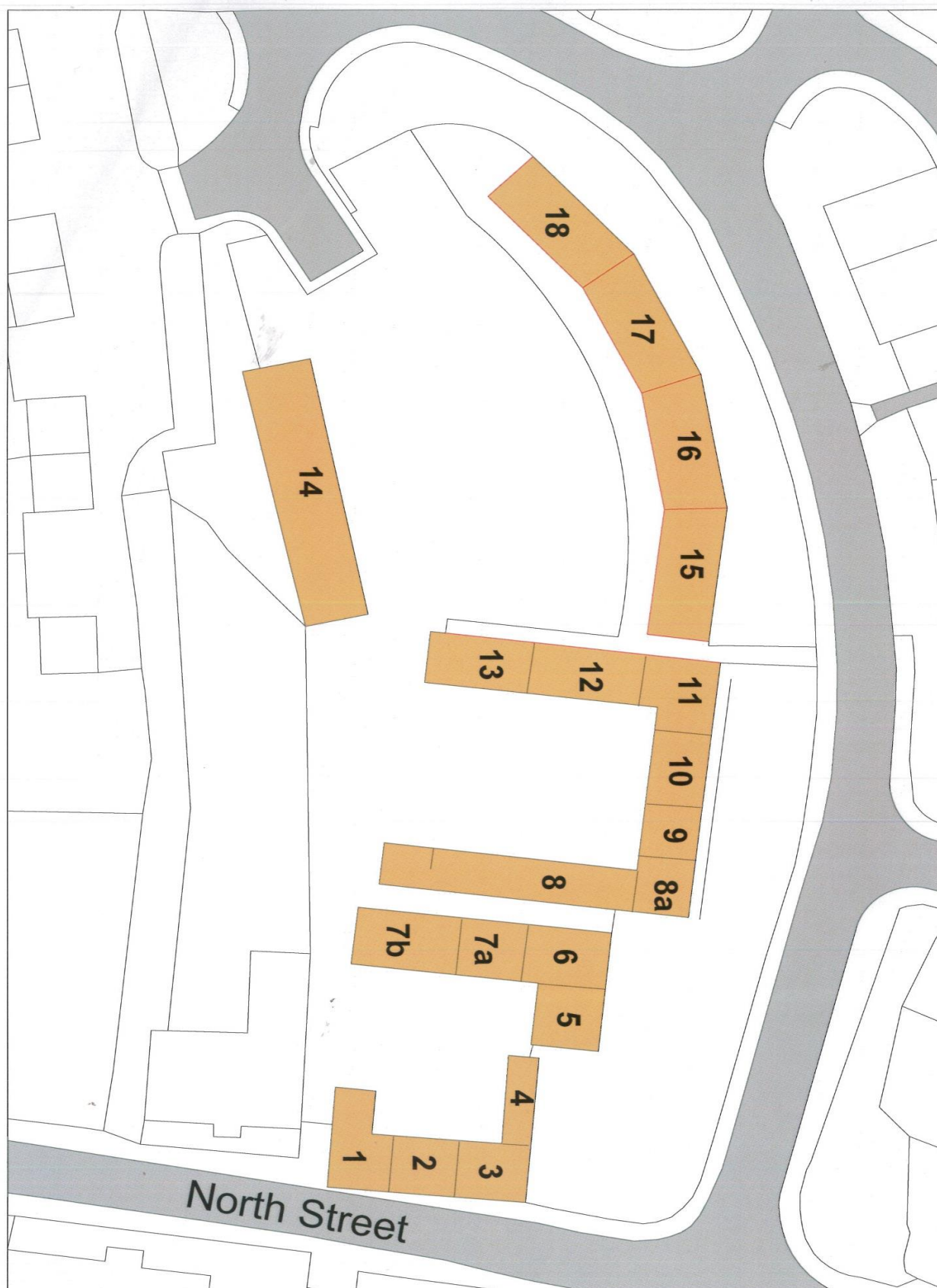
Ground Floor unit 5



Kitchen Unit 5



First Floor Unit 5



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