



Lyndon Brett Partnership

Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

County Court Chambers, Queen Street, Bridgwater, TA6 3DA • Email: info@lbp-rics.co.uk • 01278 450350 • Website: www.lbp-rics.co.uk



Unit 10, The Borough Mall, Wedmore BS28 4EB

Retail Unit with E Use Consent (21.3m² / 229ft²)

£6,000 Per Annum, Exclusive

TO LET



The Association of Valuers of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 07718 563720

Lyndon Brett - Principal - Chartered Surveyor & RICS Registered Valuer - 07970 893963





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DESCRIPTION

A well-presented and self-contained retail unit, available from September 2026.

Ideally located within The Borough Mall in the heart of the highly desirable village of Wedmore, this unit benefits from a vibrant and diverse retail environment. The Mall hosts a variety of established businesses, including the village Post Office, a popular coffee shop, delicatessen, hair salon, gift shop, ladies' fashion and wedding dress boutique, all contributing to a strong and consistent footfall.

Wedmore itself is a sought-after location, renowned for its charming selection of independent retailers, cafés, and eateries.

Please note that in order to maintain a balanced mix of occupiers within The Mall, preference will be given to businesses that complement the existing Tenants.

ACCOMMODATION

The shop comprises a main retail area, with separate WC and store cupboard.

SERVICES

Mains electricity, water and drainage are connected to the property.

Telephone lines available for connection subject to BT Regulations.

(We confirm that we have not tested any of the service installations and any Tenant must satisfy themselves independently as to the state and condition of such items.)

EPC

The Energy Performance rating is D84. A copy can be made available upon request.

RATES

The current rateable value for the retail unit is £4,150 as of April 2026.

Relief from Business Rates may apply, subject to status; where the rateable value is less than £12,000, 100% relief applies and tapered relief from 100% to 0% where between £12,000-£15,000.

SERVICE CHARGE

A service charge is payable for the proportional area of occupation based on a 4.03% contribution, currently charged at £90.94 per month.

The service charge costs include maintenance and repair of the external and communal areas, external landscaping, communal lighting and buildings insurance.

The Tenant will also be liable to contribute towards the commercial refuse collections, charged at 5.04% and currently charged at £10.50 per month.

BUILDINGS INSURANCE

The property is insured under the Landlord's policy and the costs are included within the service charge costs.

TENURE & TERMS

The retail unit is offered To Let by way of a new proportional Full Repairing and Insuring Lease for a minimum 5 year term, outside the Landlord and Tenant Act.

The Tenant will be responsible for all internal repairs, decoration and maintenance including fire safety, plus maintenance and replacement of the doors, door frames and windows.

External and communal area maintenance is dealt with through the service charge.

RENT

The retail unit is available at £6,000 per annum, exclusive.

Rent is payable quarterly and will be subject to 3 yearly reviews.

VAT

VAT is payable on the rent.

DEPOSIT

A deposit equivalent to three month's rent or three years audited accounts will be required.

LEGAL COSTS

The prospective Tenant is to be responsible for contributing towards the Landlord's legal costs.

ANTI MONEY LAUNDERING

The incoming Tenant will be required to provide relevant photo ID and proof of address to comply with current regulations.

References and Credit check will also be sought.

PLANNING

The prospective Tenant should make their own enquires to the Planning department regarding their proposals and intended use.

RICS CODE OF PRACTICE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before entering into a business agreement.

The Code is available through professional institutions and trade associations.

ASBESTOS

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Lyndon Brett Partnership and accordingly we recommend you obtain advice from a specialist source.

IMPORTANT NOTICE

These particulars are believed to be correct at the time of preparation but their accuracy is not guaranteed and do not form part of any contract.

LOCATION

- 27 miles north-east of Taunton
- 8 miles west of Wells
- 9 miles north west of Glastonbury
- 23 miles south-west of Bristol
- 8 miles east of Highbridge Railway Station
- 14 miles south-west of Bristol Airport