

High Church Barn, High Church Farm,  
Chickwell Lane, Radstock, BA3 5XT

COOPER  
AND  
TANNER



To Let - £17,400 p.a.

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### Description

This refurbished barn located just outside the village of Faulkland and is finished to a high standard and was last occupied by a very successful marketing company.

The space is split over ground and mezzanine floors and comes with a kitchenette and 1 ladies and 1 gents WC on the ground floor.

Both floors have ample electrical sockets and the building benefits from electric heating.

Outside there is ample parking for circa 10 – 12 cars.

Ground floor	87.448m <sup>2</sup>	941.30ft <sup>2</sup>
Mezzanine floor	68.64m <sup>2</sup>	738.88ft <sup>2</sup>

**Total floor area 156.09m<sup>2</sup> 1,680.13ft<sup>2</sup>**

### Lease Terms

The asking rent is predicated on a lease on broadly the following terms:-

- Immediately available on a new 5 year internal repairing and insuring lease.
- Reviews and Break-Clauses at 3-yearly intervals
- To be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Subject to references/credit checks.

### Commercial Lease Code

The Code of Practice on Commercial Leases in England and Wales recommends that prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Copy of the code is available via:

<http://www.leasingbusinesspremises.co.uk>

### Location: What3Words

[///forced.hero.innovator](#)

Part of High Church Farm, Chickwell Lane, Nr Faulkland. There are a number of units on the farm which are currently tenanted and in a lovely rural location.

**Planning:** We understand the unit benefits from consent for Class E – Commercial, Business and Service type uses. We understand the unit is not Listed, but it is within a Conservation Area.

**Business Rates:** Rateable Value £9,300. This is not the rates payable. Parties may benefit from relief from business rates and should make their own enquiries of the local billing authority.

**VAT:** We understand that VAT is NOT payable on the purchase price.

**EPC Rating:** T B C

**Services:** We understand the unit benefits from connection to mains electricity. Private drainage. Services and appliances not tested.

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

COMMERCIAL

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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.

