Unit 1 & 2King Alfred Mews

Church Street, Wedmore, BS28 4AB

COOPER AND TANNER

Description

Ground floor retail/office unit comprising of an 'L' shape retail area extending to 29.77sqm / 320sqft NIA with kitchenette and separate WC, three separate rooms measuring approximately 24.1sqm / 259sqft NIA plus kitchenettes set within inglenook fireplaces and separate WC.

Gross Net Internal Area: 53.87sqm / 580sqft

Externally there is a paved courtyard and shared access to the rear. With the benefit of 1 parking space (undesignated) together with customer use of the parking area.

- Central location
- Available immediately on new lease terms
- Parking available on site
- Suited to E Class type uses

To Let £16,000 pax

Leasehold Terms

Immediately available on a new lease terms to be negotiated subject to the following minimum term:

- Lease 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)
- Tenant to contribute £300 towards Landlord's proper and reasonable legal costs
- Service Charge is applicable – Circa £2,000pa to include building insurance contribution, shared maintenance, lighting etc.
- Deposit required
- Subject to references/credit checks.
- Full repairing and insuring basis

Commercial Lease Code

Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: http://www.leasingbusinesspremises.co.uk

Local Council: Somerset Council

Planning: Prospective tenants much satisfy themselves in respect of planning uses and any designations. Grade II listed building.

Business Rates:
£16,250 Rateable Value. This is not the rates payable. Parties should make their own enquiries of the local billing authority. If taken separately will need to be split with the VOA.

Services: Mains water and electric connected. Electric heating. Services and appliances not tested.

EPC Rating: Band C/71. (Combined EPC).

VAT: We understand that VAT is NOT payable on the rent.

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

Property Location – What3Words: ///fillings.harmless.dragon

COMMERCIAL DEPARTMENT
Cooper and Tanner
Telephone 03450 347758
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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.

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