

Shop at 88 High Street, Midsomer Norton  
Radstock, BA3 2DE

COOPER  
AND  
TANNER



To Let - £18,000 per annum excl.

# 88 High Street

## Midsomer Norton

## Radstock

## BA3 2DE

### To Let £18,000 pa

#### Description

A self contained mid-terrace ground floor retail unit formerly used as a bank. The unit is situated on the High Street close to Lidl, Sainsburys and Poundland with a large selection of independent traders. Public car parks are conveniently within walking distance of the shop.

The retail area extends to 141.30sqm/1,520sqft. Access is off the High Street. There is rear pedestrian access via right of way to the rear of the property.

#### Location – [W3W:///flinches.copying.stint](http://www.w3w.com/flinches.copying.stint)

Midsomer Norton is a town of around 13,000 people, part of the bigger Norton Radstock conurbation of around 25,000 people which sits approximately 11 miles south of Bath and 15 miles southeast of Bristol.

#### Lease Terms

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

- Immediately available on a new internal repairing (plus shopfront) 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)
- Tenant to contribute £500 + VAT towards Landlord's proper and reasonable legal costs
- 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.lettingbusinesspremises.co.uk>

**Local Council:** Bath and Northeast Somerset

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

**Business Rates:** A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £14,250 (2023 List). 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.

**Services:** We understand the unit benefits from connection to mains electricity, water and drainage. No gas. Services and appliances not tested.

**VAT:** VAT will NOT be payable on the rent.

**EPC:** Energy Rating and Score of 34B – copy available upon request.

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

#### Disclaimer

**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

COMMERCIAL DEPARTMENT

Cooper and Tanner

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