

Former Lloyds Bank

5 High Street, Shepton Mallet BA4 5AB

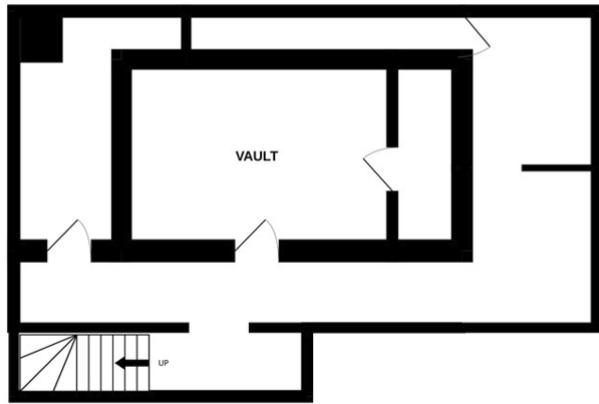
(Ground floor and basement)

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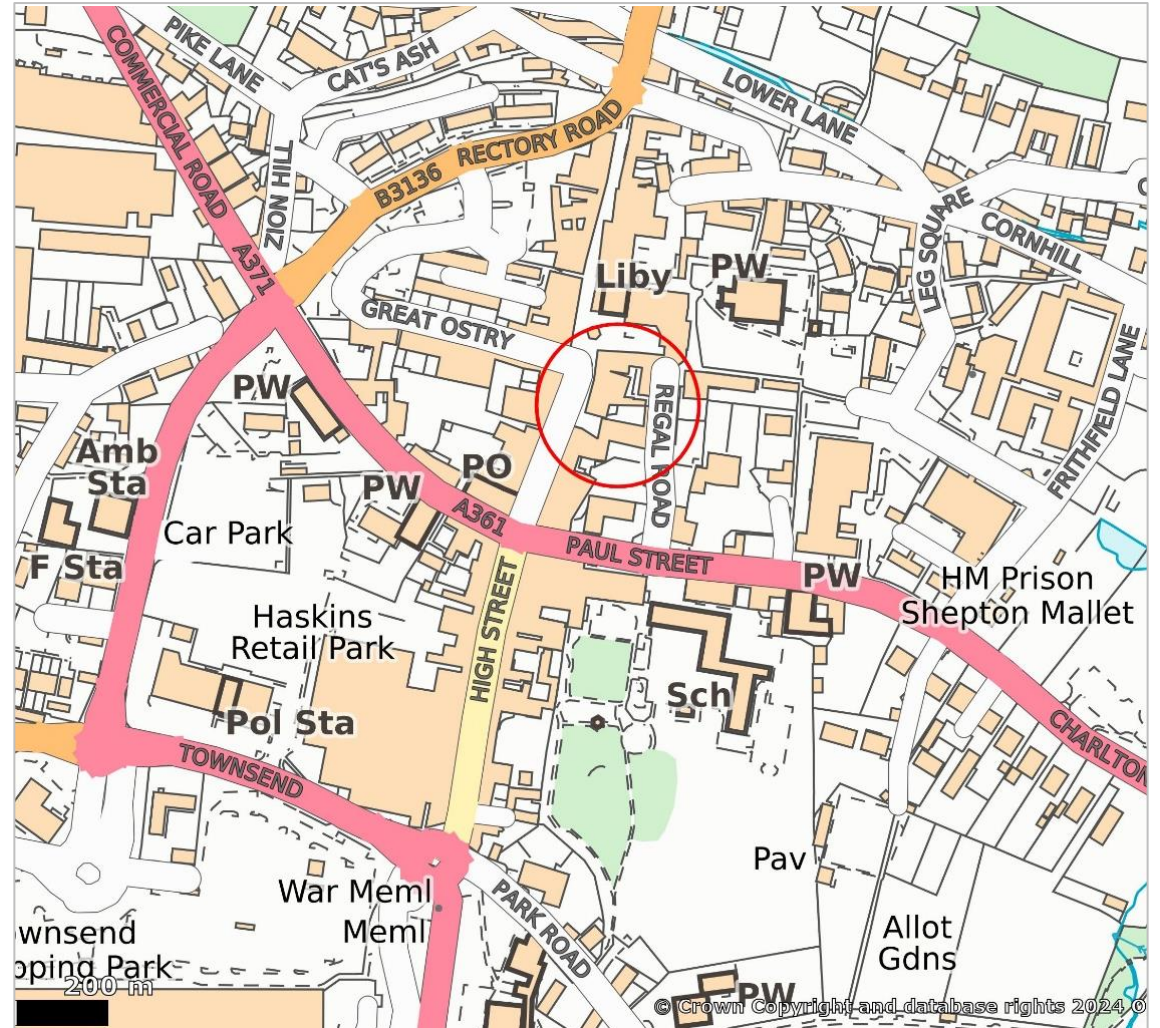
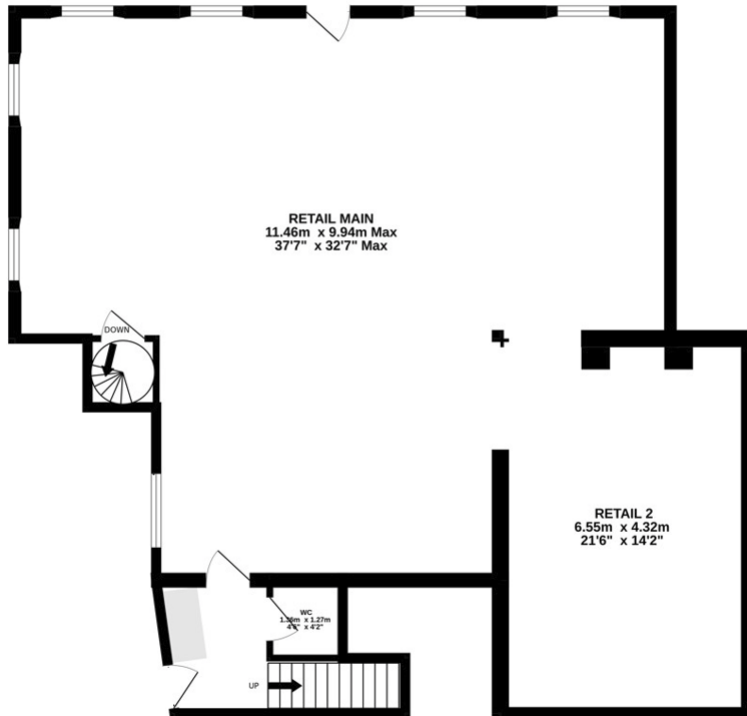


To Let £18,000 per annum

CELLAR
61.9 sq.m. (667 sq.ft.) approx.



GROUND FLOOR
128.5 sq.m. (1383 sq.ft.) approx.



Location [What3Words](https://www.what3words.com/split.lock.bogus)/// split.lock.bogus.



Ground Floor Former Lloyds Bank Building 5 High Street Shepton Mallet BA4 5AB

To Let £18,000 per annum

Description

Grade II Listed former banking premises located in the heart of Shepton Mallet on the High Street nearby the public car parks.

The ground floor plus basement will be available on new terms having been recently refurbished to a neutral but modern finish ready for occupiers fit out. The accommodation comprises:

Retail area (65.89sqm), rear retail (29.11sqm), office (31.2sqm), kitchenette (3.13sqm), WC (1.66sqm).

Net Internal Area: 129.33sqm / 1,392sqft

Full head height basement space with former banking vaults providing a further net 22.73sqm.

Previously occupied by Lloyds Bank, this building would suit a number of High Street type uses, offices, restaurant, professional services, community uses, gallery, subject to gaining the necessary consents.

The building spans over four floors. Subject to separate negotiation the uppers could also be available.

Lease Terms

Available on a new lease subject to negotiation. All enquiries are invited for either short or long term lets. Anticipated likely terms.

- Internal repairing and insuring basis.
- Excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Deposit subject to references/credit checks.

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>

Planning

Interested parties must satisfy themselves with regard to any planning matters and potential uses. We understand the building is Grade II Listed and lies within a Conservation Area.

Business Rates

A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £13,500 (2023 List). This is not the rates payable. Will need re-rating following split of ground and basement.

Services

We understand the unit benefits from connection to mains water, electricity, and drainage. Services and appliances not tested.

EPC Rating

Energy Efficiency Rating to be confirmed.

VAT

We understand that VAT is not payable on the rent.

Viewings

By appointment only through the sole agents

Cooper and Tanner 1908 Limited

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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.

