

Unit 12a

Wedmore, Somerset, BS28 4EB

COOPER
AND
TANNER



To Let £4,600pa

First floor open plan office accommodation within popular Borough Mall, Wedmore

Unit 12a The Borough Mall Wedmore Somerset BS28 4EB

To Let £4,600 + VAT pax

Description

Unit 12a is a newly decorated, first floor attic conversion, suitable for office accommodation. Situated within the popular Borough Mall, Wedmore.

The unit offers a smart office area, kitchenette and WC. Extending to approximately 20sqm / 222sqft.

1 parking space provided within the Borough Mall private car park. Otherwise, ample free public parking is within walking distance of the property.

Available to let immediately on new lease terms.

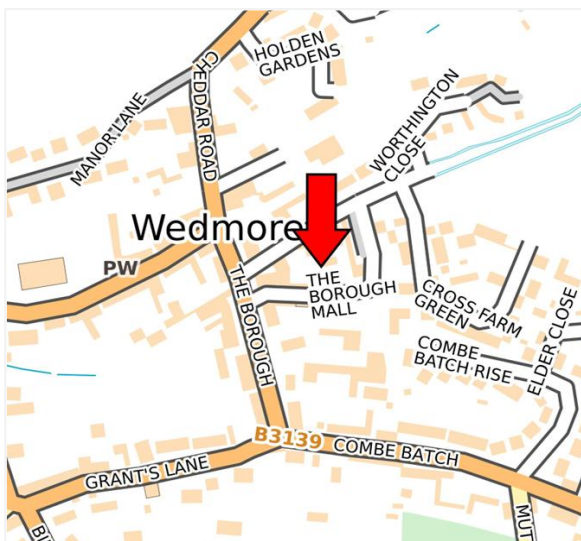
Planning

Interested parties must satisfy themselves regarding previous or future planning matters. Not listed.

Location

Situated within Wedmore, popular location due to the various village amenities range of independent shops, cafe, and pub, alongside excellent local amenities including a primary school and golf club. With easy access to Wells, Glastonbury and the M5.

W3W Location: [///marine.actors.arching](https://www.marine.actors.arching)



Business Rates

A search on the Valuation Office Agency shows a rateable value of £1,900. To note this is not rates payable, small business rate relief may apply.

Services

We are informed that the property is connected to mains electricity, water and drainage. Electric heaters.

Viewings

By appointment only via Cooper & Tanner Commercial Department: 0345 034 7758

VAT

We are advised the property is elected for VAT.

Tenure

Available to let on new lease terms to be agreed assuming a minimum of a 5-year term. Subject to satisfactory references.

Service Charge for 2026: £377 per annum, however variable (to include refuse disposal).

The landlord also requests a £500 non-returnable contribution towards legal fees.

EPC Rating

EPC Band- C/53

Full copies available upon request. EPC's valid until May 2033.

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 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.

COMMERCIAL DEPARTMENT

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