

# Unit 1 at (rear of) Bradfords, Southwood, Evercreech, Shepton Mallet BA4 6LX



## Description

A warehouse of steel portal frame construction providing an open-plan warehouse; columns at the perimeter. Specification includes fluorescent strip lighting and concrete flooring. Separate electrically operated roller shutter door and separate personnel door to front. Shared WC facilities. Delivery yard and parking to front of the unit allowing for HGV access via a road/track off A371.

Minimum eaves height of 4.34m / 14' 2" rising to 5.44m / 17' 10"; Height to ridge of 8.42m / 27' 7"; Goods Entrance Opening of 4.19m / 13' 8" wide x 4.00m / 13' 1" high

<b>Gross Internal Area</b>	1,105 sq m	11,890 sq ft
<b>Yard Area to Front</b>	546 sq m	5,875 sq ft

*Measured in accordance with RICS Property Measurement Statement (2<sup>nd</sup> Edition).*

Available from May 2024 on a New Lease direct with the Landlord

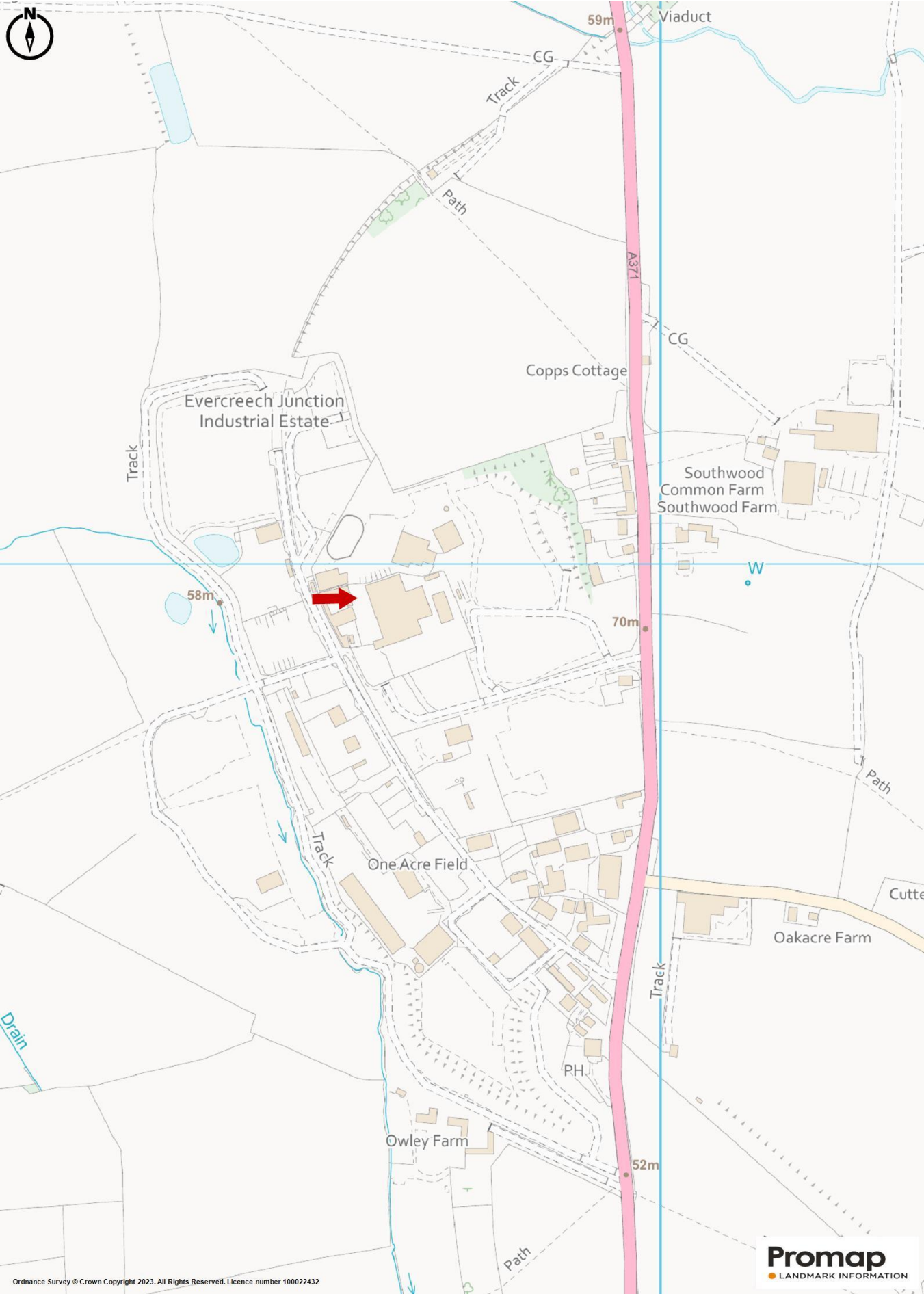
**To Let – £60,000 per annum, excl.**

## Location – W3W ///auctioned.flames.albums

Located off the A371 approximately 4 miles south of Shepton Mallet; 9 miles from the A303 and <20 miles north of Yeovil; nearby occupiers include Bradfords Building Supplies and Southwood Waste Management.

Site Map Indicative Purposes Only.





### Lease Terms

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

- Available on a new 3-10 year lease from May 2024
- Full repairing and insuring equivalent basis
- Rent Reviews every 3 years
- 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)
- Estate Management Charge Contribution of £1,195 per annum, index linked
- Tenant to contribute towards Landlord's proper and reasonable legal costs
- 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>

**Local Council:** Somerset Council (formerly Mendip)

**Planning:** We understand the unit benefits from consent for B8 – Storage and Distribution

**Business Rates:** A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £43,250 (2023 List). This is not the rates payable.

**Services:** We understand that mains electricity single phase is connected to the unit. No gas. Services and appliances not tested.

**EPC Rating:** 85D – A copy is available upon request.

**VAT:** We understand that VAT is payable on the rent and estate management charge.

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



## COMMERCIAL DEPARTMENT

Cooper and Tanner

Telephone 03450 347758 / [commercial@cooperandtanner.co.uk](mailto:commercial@cooperandtanner.co.uk)

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