

Unit 14

The Agricultural Centre, Standerwick, BA11 2QB

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Description

An excellent opportunity to take one of the popular courtyard offices at The Agricultural Centre, Standerwick Nr Frome.

The market is a bustling centre which services cattle and livestock markets, poultry sales, car boot sales and other regular gatherings.

Located at the popular Frome Market, the office is accessible 24/7 and has on-site parking. This office would ideally suit a Solicitors office or Accountants office and would really benefit from being in the courtyard on market day.

Unit 14 comprises WC, kitchenette and office space with a full glass window and door and measures 17.25m² (185.68ft²).

£2,500 p a + VAT To Let



Property Information



- **Business Rates** - Rateable Value TBC
- **Tenure** – Available to let on new lease terms to be agreed.
- **EPC Rating** – T B C
- **Asbestos Survey** – Available upon request.
- **VAT** - We understand that the property **is** elected for VAT.
- **Services** - Mains water, electric, drainage.
- **Service Charge** - £500 per annum +VAT for the upkeep and maintenance of the site.
- **Proposed Lease Terms** - Available on new standard commercial lease terms to be agreed, subject to the following.

Excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive. Internal repairing and insuring basis. Deposit. Satisfactory references. Tenant responsible for usual outgoings.

E P C Graph to be added

COMMERCIAL DEPARTMENT

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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.

