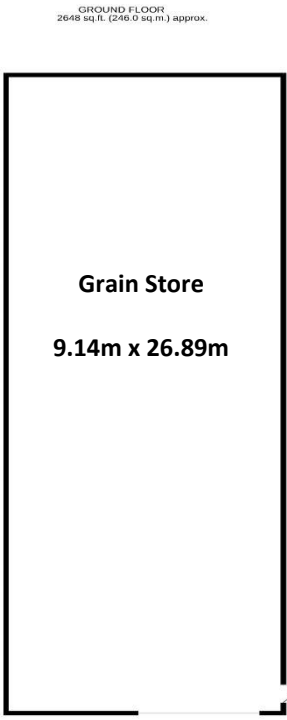
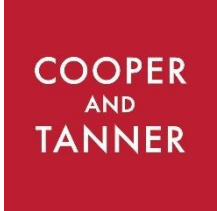


Grain Store at Chesterblade Hills

Chesterblade, Nr Shepton Mallet BA4 4QX



Description

Chesterblade Hills is a former farmyard that has been repurposed to a rural business park. It is a friendly place to work with existing occupiers such as artists and luthiers, cottage industries and crafts people. It is situated in a peaceful village between Shepton Mallet and Frome with stunning views all around. Accessed by country lanes, it would be unsuitable for articulated lorries, with deliveries only in small vans.

You can see the farm's wider aims of storing carbon and water in the landscape and environmental work ethos here: www.chills.org.uk

The site comprises a range of different units from small office/studio spaces to larger industrial units with a post room, communal kitchen and WCs. There is ample parking and electric car charging point on site. There are currently three units available:

Grain Store comprises a regular shaped storage/workshop unit extending to **2,645sqft.** Sloping floor, min 5m to eaves. Electric roller shutter door and pedestrian door.

To Let
Grain Store - £15,000 (£1,250pcm)



Leasehold Terms

Immediately available on a new lease terms to be negotiated subject to the following minimum terms:-

- Right to charge an Estate Service Charge will be reserved although not currently done so.
- Deposit subject to references/credit checks.
- Subject to a 'leave no trace' waste policy. All rubbish to be taken home.
- Rent is subject to an annual RPI increase or 3%, whichever is greater.
- Assignment or subletting prohibited.
- 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)
- Tenant will pay a proportion of Building Insurance premium
- Internal repairing plus plate glass

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

Planning:

Interested parties must satisfy themselves that their use is compliant.

Business Rates:

The units are not currently rated and need to be rated by the VOA. The responsibility and liability of Business Rates will fall to the occupier.

Services:

Mains water and electric connected. Occupiers are responsible for their electricity consumption by way of sub-meter. Services and appliances not tested.

EPC Rating:

TBC or Exempt.

VAT:

We understand that VAT is NOT payable on the rent and purchase price.

Viewings:

By appointment only through the sole agents or the Landlord directly:

Cooper and Tanner – 03450 34 77 58



COMMERCIAL DEPARTMENT

Cooper and Tanner

Telephone 03450 347758

commercial@cooperandtanner.co.uk

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