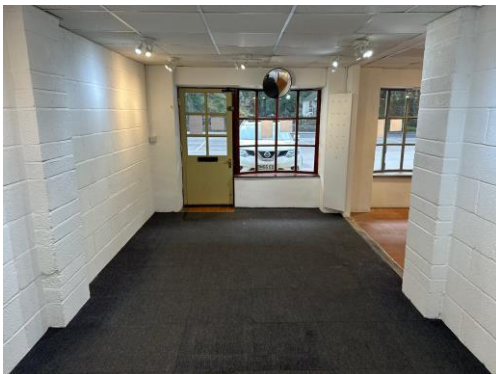


Units 1 & 2 Queens Row

The Cliffs, Cheddar, BS27 3QE

COOPER
AND
TANNER



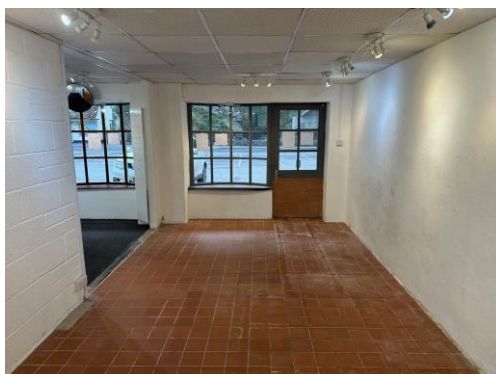
Description

A pair of interlinking lock-up retail units situated within the centre of Cheddar Gorge. Ideally suited to Use Class E commercial, business, and service e.g. shop, office or destination-based service uses.

Each of the units benefit a regular shaped retail area measuring approximately 5.5m deep x 3m wide with pedestrian door and window to the front, the partition wall has been partially opened now creating a single space.

To the rear of each unit there is a respective storage area and WC.

- Available immediately on new lease terms
- Situated within Cheddar Gorge
- Pay and Display Car Park to the front



To Let £7,200pa (£600pcm)

Leasehold Terms

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

- 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 to contribute £300 towards Landlord's proper and reasonable legal costs.
- Deposit required.
- Subject to references/credit checks.
- Full repairing and insuring basis.

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: Prospective tenants must satisfy themselves in respect of planning uses and any designations.

Business Rates:

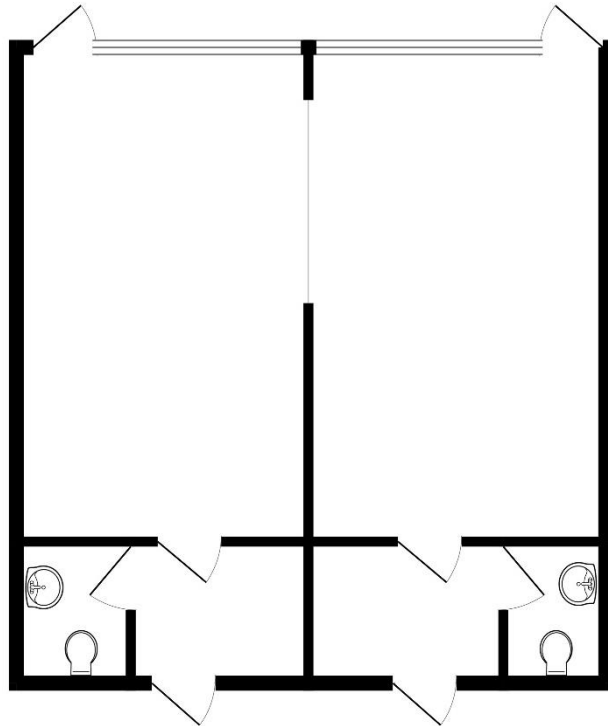
£5,900 Rateable Value. This is not the rates payable. Parties may benefit from 100% small business relief and should make their own enquiries of the local billing authority.

Services: Mains water and electric connected. Electric heating. Services and appliances not tested.

EPC Rating: Unit 1 – Rating E (121)
Unit 2 – Rating E (121)

VAT: We understand that VAT is NOT payable on the rent.

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



Property Location – What3Words: ///rabble.await.nanny

COMMERCIAL DEPARTMENT

Cooper and Tanner

Telephone 03450 347758

commercial@cooperandtanner.co.uk

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TANNER**

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.

