

# Somerset Barn (Unit 5)

Old Redhouse Farm, Stratton-on-the-Fosse,  
Radstock, BA3 4QE

COOPER  
AND  
TANNER



## Description

A converted traditional stone barn providing flexible commercial uses suited to light workshop, storage or office type uses. Situated on a well-established rural business park that benefits CCTV, locked gates, easily accessible location nearby to Radstock and surrounding road network.

The accommodation is largely arranged over ground floor, comprising reception/office, WC, kitchenette, and open plan office or workshop area with stone internal room partitions. Further first floor office.

**Gross Internal Area 137.7sqm / 1,482sqft**

- Available immediately on new lease terms
- On site parking to the immediate front
- Rural yet accessible location

**To Let £10,200pa (£850pcm)**

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

- Tenant responsible for annual Service Charge (2023 rate c. £875.22) and Insurance Rent (2023 rate c. £865.88), subject to annual reviews
- 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 costs of the lease preparation.
- 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:**

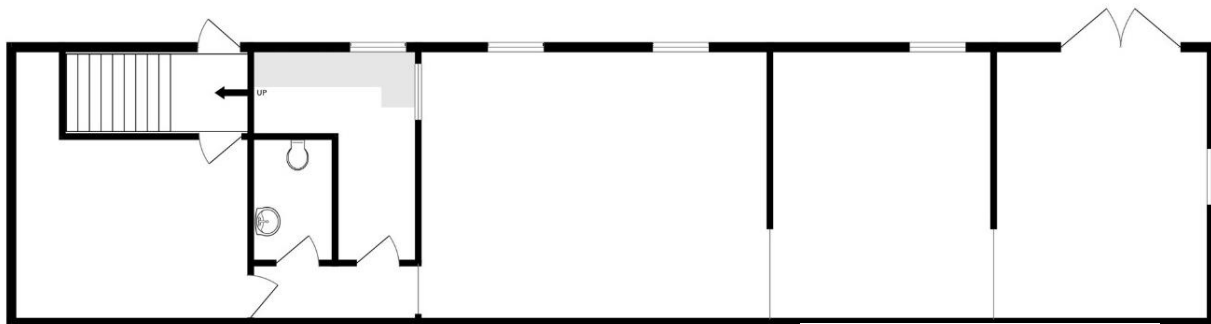
£5,700 Rateable Value. This is not the rates payable. Parties may benefit from 100% small business relief and should make their own enquiries of the local billing authority.

**Services:** Oil combi boiler to radiators. Mains electric, water and drainage. Services and appliances not tested.

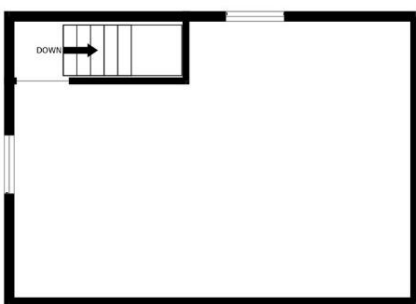
**EPC Rating:** TBC

**VAT:** We understand that VAT is payable on the rent.

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



GROUND FLOOR  
1147 sq.ft. (106.5 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.

TOTAL FLOOR AREA : 1520 sq.ft. (141.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Property Location – What3Words:** [///servers.canyons.practical](https://www.what3words.com/#!/servers.canyons.practical)

## COMMERCIAL DEPARTMENT

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