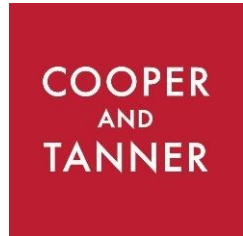


# Ground Floor of 18 High Street

Shepton Mallet, BA4 5AN



### Description

Available from May 2024. A self-contained ground floor retail unit forming part of a Grade II Listed building.

Most recently occupied by a barbers, hair and beauty academy. Suitable for a variety of retail and/or office type uses. Currently arranged as a sales area with kitchen and welfare facilities to rear – scope to flex the sales and ancillary areas to suit.

Accommodation	SQ M	SQ FT
Sales Area	54	582
Ancillary	6	66
<b>Net Internal Area</b>	<b>60</b>	<b>648</b>



### Location – W3W ///copes.establish.receive

Occupying a strong secondary trading position at the northern end and western side of the High Street in Shepton Mallet town centre, where there is a good mix of retailers (including an antiques shop, a hardware store, restaurant and hot-food takeaways).

**Disclosure: This property is owned by a 'connected person' and therefore we have a personal interest in this property.**

**To Let - £600 PCM**



### Lease Terms

The asking rent of £600 per calendar month is predicated on a lease on broadly the following terms:-

- A new internal repairing (plus shopfront) and insuring lease
- Tenant-only break and upward-only rent review at the 3<sup>rd</sup> anniversary
- Ad-hoc recovery provision for repairs and maintenance to common parts of the estate
- 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 towards Landlord's proper and reasonable legal costs
- Deposit subject to references/credit checks.
- Tenant responsible for all other usual occupational costs.

### 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>

**Business Rates:** Currently forms part of a larger assessment with a Rateable Value of £6,800 (2023 List). This is not the amount an occupier will pay. Relief from rates may be available. For confirmation on rates payable, please rely on your own enquiries with the local billing authority.

**Planning:** Grade II Listed and within Shepton Mallet Conservation Area. Most recently used as office space and understood to have consent for Class E – Commercial, Business and Service type uses.

**Local Council:** Somerset Council

**Services:** Mains water, electricity and drainage is connected. Services and appliances not tested.

**EPC Rating:** 71C – copy available upon request.

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

**Viewings:** Strictly by appointment through the sole agents Cooper and Tanner 1908 Limited – **03450 34 77 58**



## COMMERCIAL DEPARTMENT

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

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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.

