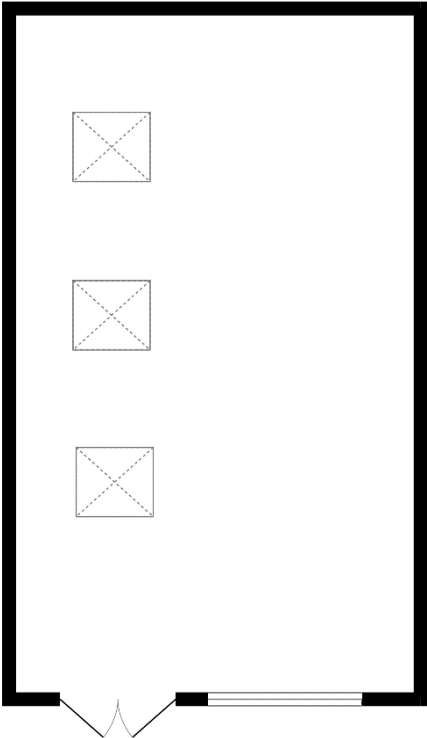


Unit (Holly) at Chesterblade Hills

Chesterblade, Nr Shepton Mallet BA4 4QX



GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



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

Holly is a flexible studio workspace. Well suited to a number of Class E type uses office, studio, light use workshop. It is rectangular in shape measuring approximately 5.35m x 9m. Ceiling height of 2.9m.

Gross Internal Area: 48sqm / 517sqft

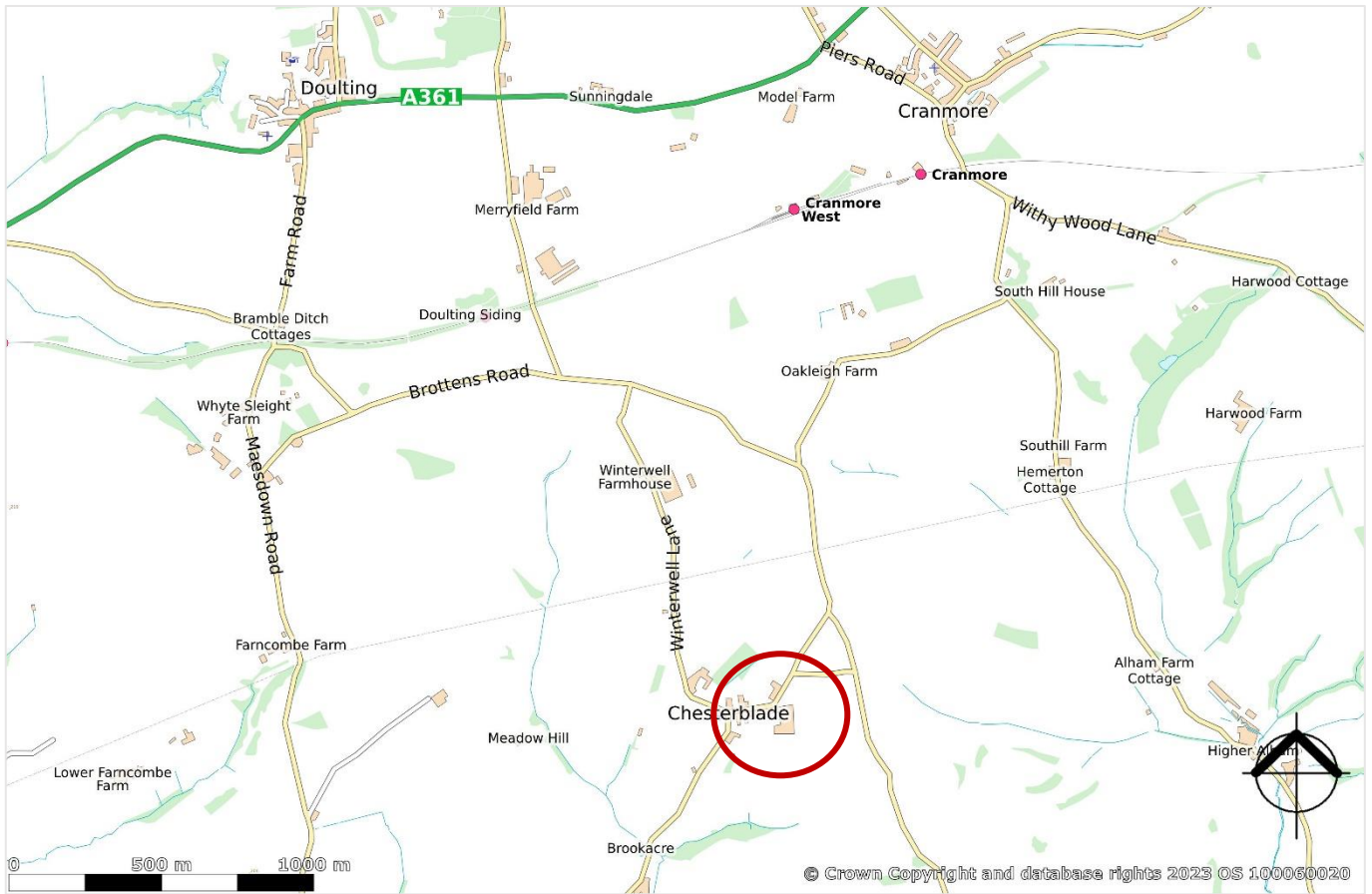
Timber OSB suspended ceiling and floor. Painted block walls. UPVC windows and door. Three roof lights. Ample sockets and strip lights.

The wider site comprises a range of 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.

To Let - £7,800pa



Location – What3Words: /// guidebook.ripen.dozens



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 – (currently £159pa)
- Internal repairing plus plate glass
- Hours: Monday – Friday 0700 – 1800, Saturday 0900 – 1300 and Sundays 0900 – 1300.

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

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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.

