

10 High Street

Glastonbury, BA6 9DU

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AND
TANNER



Description

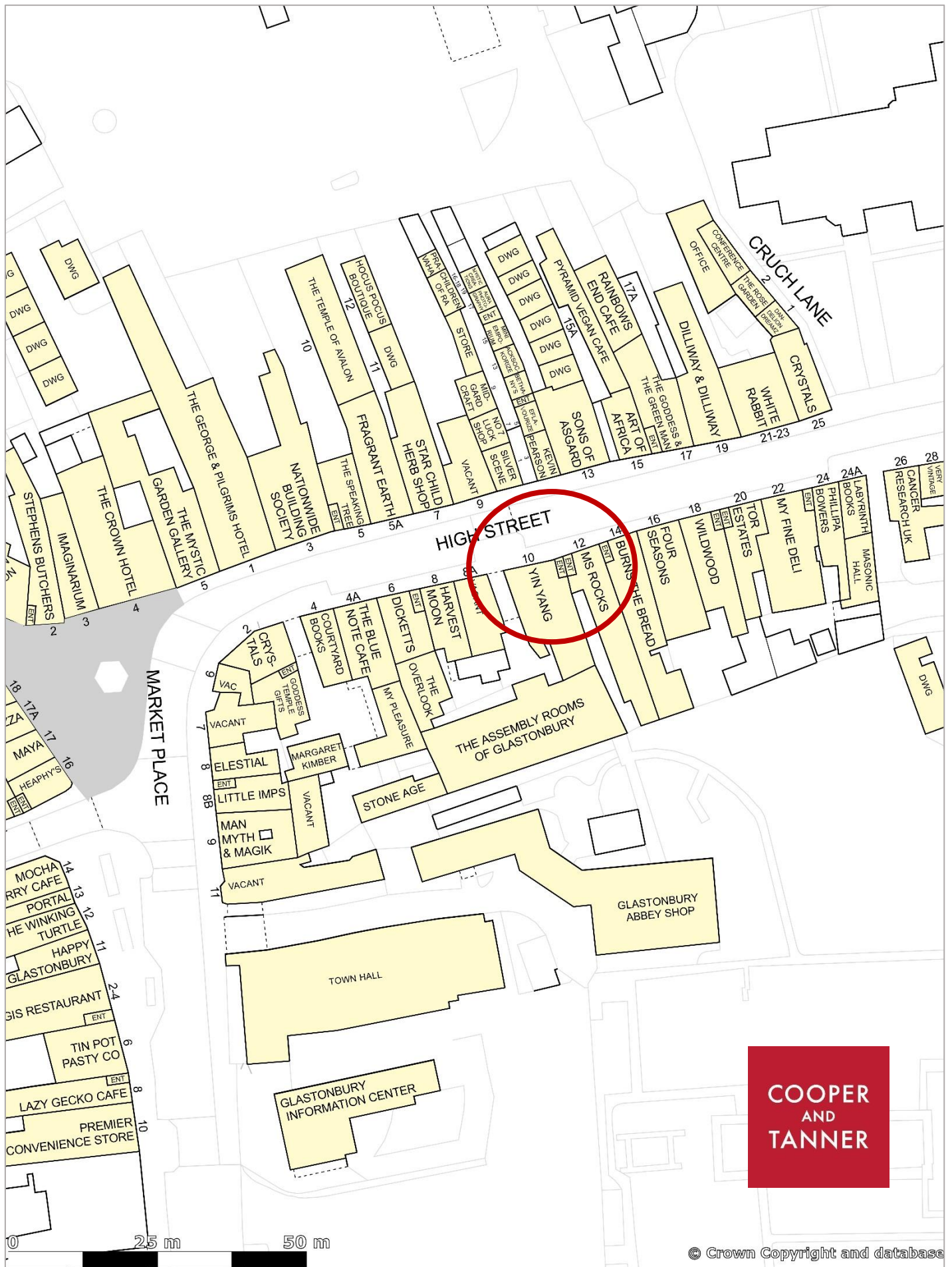
An opportunity has arisen due to Vendor's desire to retire from the specialist gift and jewellery business "Yin Yang", which currently occupies the retail part of the prominent Grade II listed building. Situated in the heart of Glastonbury town centre.

The business, established for over 20 years, is also available for sale as a going concern, or interest is being invited on a new lease basis. The business and stock will be available by separate negotiation.

The first floor provides three good-sized owner-occupied consultation rooms/offices which could be included subject to negotiation. There is access via the Mews to the upper floors.

£34,500pa To Let

The entire building is also available for sale freehold, to include flat over and all ancillary rooms/units.



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Lease Terms (To be negotiated)

- Flexible on lease term duration
- Tenant breaks and upward-only reviews at sensible intervals (i.e. 3 or 5 yearly patterns)
- Service Charge details TBC
- Lease to be Contracted Out (i.e. no automatic right to renew at lease expiry)
- Tenant to contribute towards Landlord's proper and reasonable legal costs. Minimum contribution of £500 + VAT.
- Deposit subject to references/credit checks

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: www.leasingbusinesspremises.co.uk

Planning

Interested parties should rely on their own enquiries with the local planning authority. Grade II listed building. Conservation Area.

Business Rates

Currently rated as the ground and first floor. Rateable Value £19,000. Not rates payable and will need updating with the VOA.

EPC Rating

C/60. Full copy available upon request.

VAT

VAT is **not** payable on the rent.

Services

We understand that the Property is connected to mains electricity, water, and drainage. Interested parties must satisfy themselves.

Asbestos

No asbestos management survey currently exists.

Viewings

By appointment only through the sole agents.

Cooper and Tanner Commercial Department

Tel. 03450 34 77 58

Location

Situated in the centre of Glastonbury High Street within a prominent position in the prime retail area.

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Local Council

Somerset Council (former Mendip area)

COMMERCIAL DEPARTMENT

Telephone 01458 831077

41 High Street, Glastonbury, Somerset, BA6 9DS

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.

