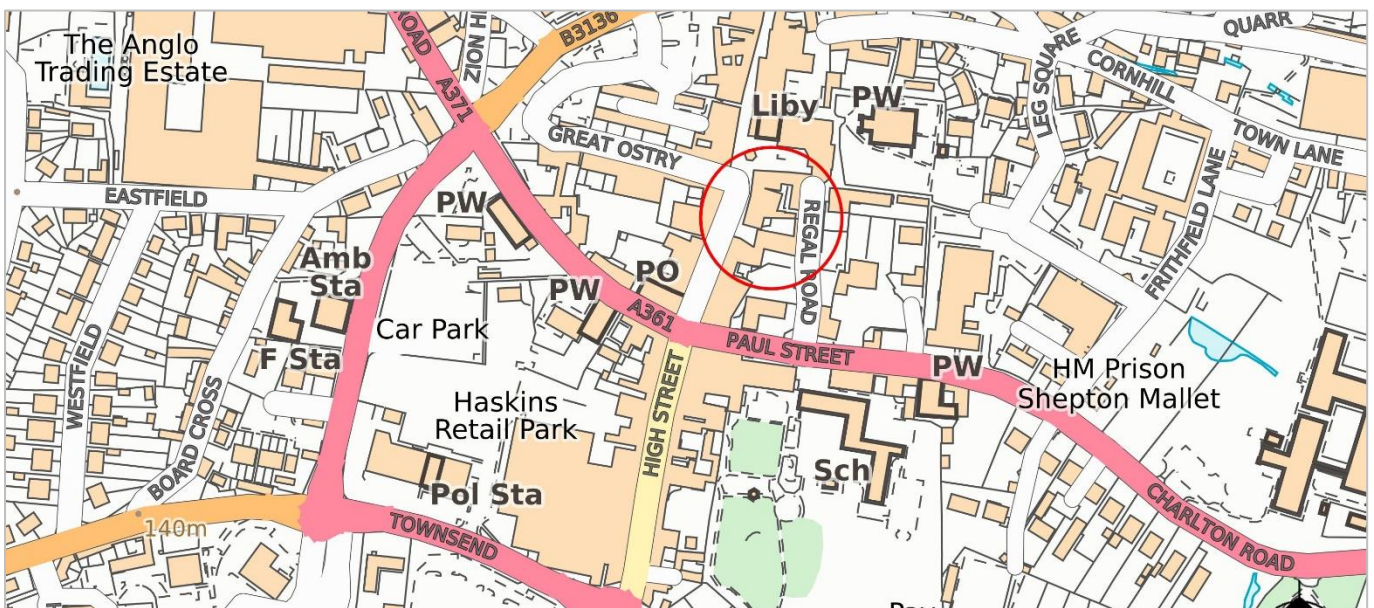


Former Lloyds Bank

5 High Street, Shepton Mallet BA4 5AB



To Let Ground floor - £18,000 per annum

Former Lloyds Bank Building 5 High Street Shepton Mallet BA4 5AB

To Let £18,000 per annum (ground floor)

Description

Grade II Listed former banking premises located in the heart of Shepton Mallet on the High Street nearby the public car parks.

Occupation will be available following refurbishment to the ground floor

Previously occupied by Lloyds Bank, this building would suit a number of High Street type uses, offices, restaurant, professional services, community uses, gallery, subject to gaining the necessary consents.

Lease Terms

Available on a new lease subject to negotiation. All enquiries are invited for either short or long term lets, as a whole or in parts. Anticipated likely terms.

- Internal repairing and insuring basis.
- Excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Deposit subject to references/credit checks.

Location

What3Words/// split.lock.bogus.

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>

Planning

Interested parties must satisfy themselves with regard to any planning matters and potential uses. We understand the building is Grade II Listed and lies within a Conservation Area.

Business Rates

Due to be re-assessed once split. A search on the Valuation Office Agency website reveals the whole property is listed as single hereditament with a Rateable Value of £13,500 (2023 List). This is not the rates payable. Relief from rates may be available; interested parties should enquire with the local billing authority.

Services

We understand the unit benefits from connection to mains water, electricity and drainage. Services and appliances not tested.

EPC Rating

97D – Copy of the report available upon request.

VAT

We understand that VAT is not payable on the rent.

Viewings

By appointment only through the sole agents

Cooper and Tanner 1908 Limited

Tel– 03450 34 77 58

COMMERCIAL

Telephone 0345 034 7758

14 High Street, Midsomer Norton, BA3 2HP

commercial@cooperandtanner.co.uk

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AND
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.





