

26 High Street

Glastonbury, Somerset BA6 9DX

COOPER
AND
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Description

A self-contained end terrace retail unit, arranged over ground and first floors with the ground floor sales areas having been extended. Comprises regular shaped ground floor sales area, with storage and dis-used WC to the side; uppers are accessed via a staircase to the side (not suitable for sales) leading to stockroom, office / kitchenette and WC. Fire exit to rear of the first floor.

Ground Floor Sales	71.29 sq m	767 sq ft
Ground Floor Ancillary	5.76 sq m	62 sq ft
First Floor Ancillary	24.66 sq m	265 sq ft
Net Internal Area	101.70 sq m	1,095 sq ft

Measured in accordance with RICS Property Measurement Statement (2nd Edition).

Internal width – 4.73m (15' 6") ave
Sales depth – 15.06m (49' 4") max

Area to rear, accessed off Silver Street, for 2-3 car parking spaces. Benefits from rear servicing.

Available from October 2024 – subject to Vacant Possession

To Let - £20,000 per annum, excl.

Location – W3W///brands.rebel.recline

Occupying a strong trading position close to the centre of and on the southern side of Glastonbury High Street. Benefitting from close proximity to public car parks and a key footfall driver in the Co-operative convenience store. Glastonbury has a strong mix of independent retailers.

Lease Terms

The asking rent is predicated on a lease on broadly the following terms:-

- A new full repairing and insuring lease from October 2024.
- Reviews and Break-Clauses at 3-yearly intervals
- 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 £500 + VAT towards Landlord's proper and reasonable legal costs
- Subject to references/credit checks.

Commercial Lease Code

The Code of Practice on Commercial Leases in England and Wales recommends that prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Copy of the code available here:

<http://www.leasingbusinesspremises.co.uk>

Local Council: Somerset Council (formerly Mendip)

Planning: We understand the unit benefits from consent for Class E – Retail, Restaurant and Service type uses. Not Listed but is within the Glastonbury Conservation Area.

Business Rates: A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £15,750 (2023 List). This is not the rates payable.

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

VAT: VAT will NOT be payable on the rent.

EPC: An Energy Performance Certificate has been commissioned and will be available shortly.

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



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COMMERCIAL DEPARTMENT

Cooper and Tanner

Telephone 03450 347758 / 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.

