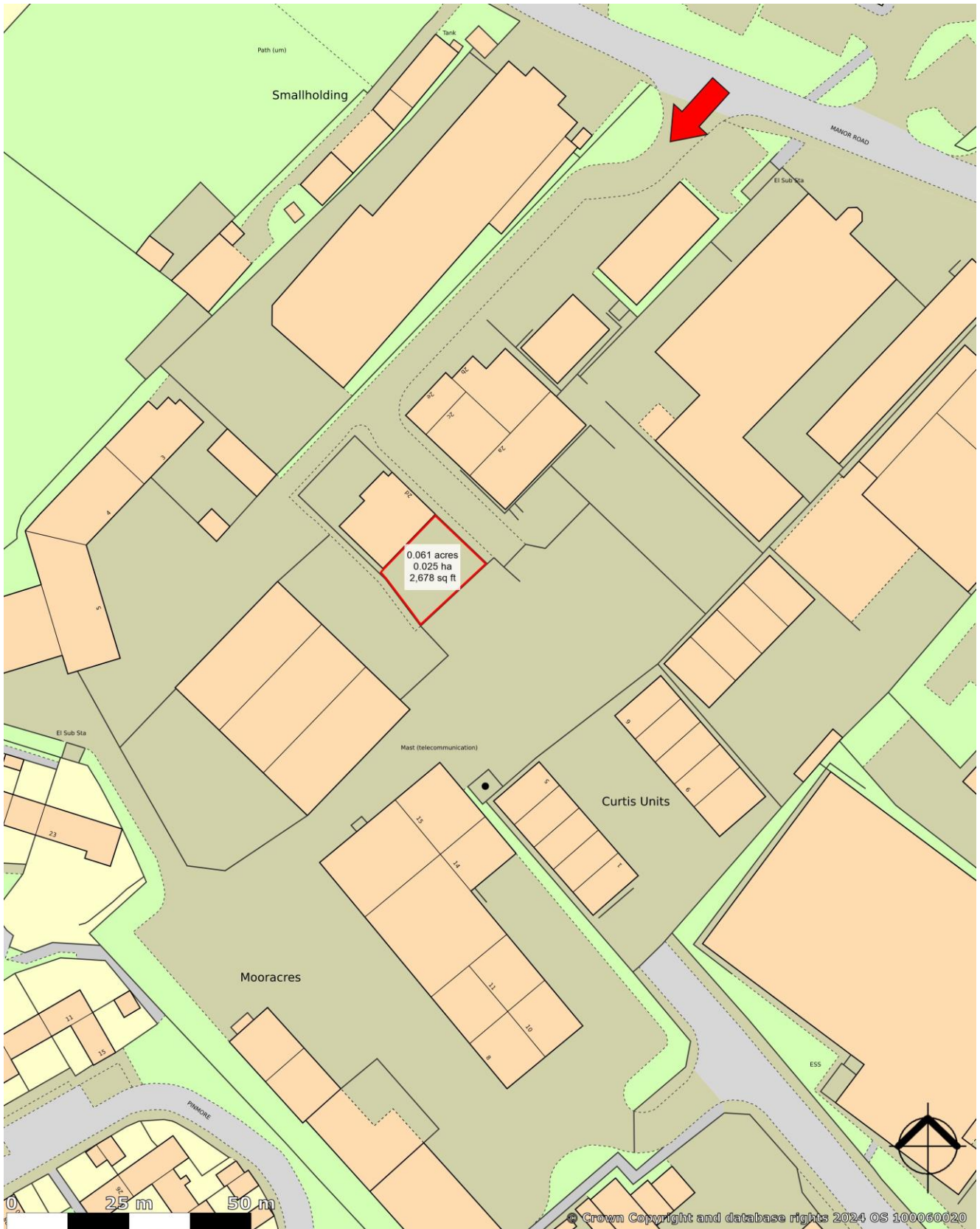


# Yard Adj. Unit 2D – Approx. 0.061 Acres

Manor Road, Frome, Somerset BA11 4BG



To Let – £4,800 p.a. + VAT

**Location** – W3W///salsa.zips.hurray.

Accessed off Manor Road which forms part of Marston Trading Estate, an established industrial estate on the south side of Frome.

### Description

Approximately 0.061 acres / 0.025 hectares / 2,678 sq ft of regular shaped surfaced yard area with access off Manor Road. Palisade fenced with double gated entrance to front.

Suitable for a variety of storage purposes. Landlord is initially inviting interest that does not involve the erection of buildings.

### Lease Terms

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

- A new lease for a term to be agreed
- Tenant breaks and upward-only reviews at sensible intervals.
- No Service Charge Payable
- 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
- 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](http://www.leasingbusinesspremises.co.uk)

**Planning:** Most recently used for the storage of cars. We understand the unit benefits from consent for Class B8. Interested parties should rely on their own enquiries with the local planning authority.

**Local Council:** Somerset Council

**Business Rates:** Will need to be separately assessed once split.

**Services:** None

**EPC Rating:** Exempt

**VAT:** We understand that VAT is payable on the rent.

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



## COMMERCIAL DEPARTMENT

Cooper and Tanner

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

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AND  
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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.

