

# Unit 2, Lodge Hill Industrial Estate

Westbury-Sub-Mendip, Wells BA5 1EY



## Description

A mid-terrace, regular shaped and self-contained business unit, suitable for a variety of light industrial or other business uses. Most recently used as a workshop/joinery.

<b>Gross Internal Area</b>	<b>111 sq m</b>	<b>1,191 sq ft</b>
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*Measured in accordance with RICS Property Measurement Statement (2<sup>nd</sup> Edition).*

Height to underside of haunch 3.05m / 10' rising to 4.50m / 14' 9" at the ridge. Roller shutter door to front with an opening of 2.98m / 9' 9" high x 2.95m / 9' 8" wide.

## Location – [W3W///tester.refer.texts](https://www.testers.co.uk/property/industrial-unit-2-lodge-hill-industrial-estate-westbury-sub-mendip-wells-ba5-1ey)

The unit occupies a central position within Lodge Hill Industrial Estate in Westbury-Sub-Mendip; an established business location on the edge of a small village and approximately 4 miles west / 10-minute drive time from Wells City Centre, 22 miles south of Bristol and 22 miles south-west of Bath.

**To Let – £750 PCM, excl.**

### Lease Terms

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

- Immediately available on a new lease
- Full repairing and insuring equivalent basis
- Rent Review at the 3<sup>rd</sup> anniversary
- 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)
- Estate Management Charge Contribution of £500 per annum, index linked
- Tenant to contribute £600 + VAT 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: <http://www.leasingbusinesspremises.co.uk>

**Local Council:** Somerset Council (formerly Mendip)

**Planning:** We understand the unit benefits from consent for Class E – Commercial, Business and Service type uses.

**Business Rates:** A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £6,000 (2023 List). This is not the rates payable. Parties may benefit from some relief from business rates and should make their own enquiries of the local billing authority.

**Services:** We understand the unit benefits from connection to mains water and electricity (3 phase). No gas. Private drainage. Services and appliances not tested.

**EPC Rating:** 73C – copy available upon request

**VAT:** We understand that VAT is NOT payable on the rent and estate management charge.

**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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