

Unit 1A

Canvin Court, Somerset, TA11 6SB

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Description

A versatile unit suited to a variety of E Class type uses, previously used as offices, beauticians/hairdresser, retail and storage. Available to let on new lease terms.

Reception / Hallway (14.12sqm). Office / Room 1 (16.96sqm). Office / Room 2 (8.2sqm). WC (5.7sqm).

Gross Internal Area: 46.28sqm / 498sqft

There is ample parking to the immediate front of the unit offering parking and yard space. Access is taken via the shared entrance leading off the entrance to the estate. There is excellent roadside prominence adjacent Bancombe Road.

Short or long term let considered, depending upon wider terms.

To Let - £6,000pa plus VAT

Location – W3W [///cured.transmitted.crush](https://www.cured.transmitted.crush)

Occupying a prominent position at the entrance of Bancombe Road Trading Estate. The Trading Estate is a significant area of employment for Somerton and surrounding areas. Somerton is well positioned between Yeovil and Street.

Lease Terms

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

- A new full repairing and insuring lease
- 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 £300 + 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 (former South Somerset Area)

Planning: Interested parties must satisfy themselves with regard to any planning history or potential. The unit was last occupied for the sale and storage of electronic vape products.

Business Rates: A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £5,200 (2023 List). This is not the rates payable and small rate relief may apply.

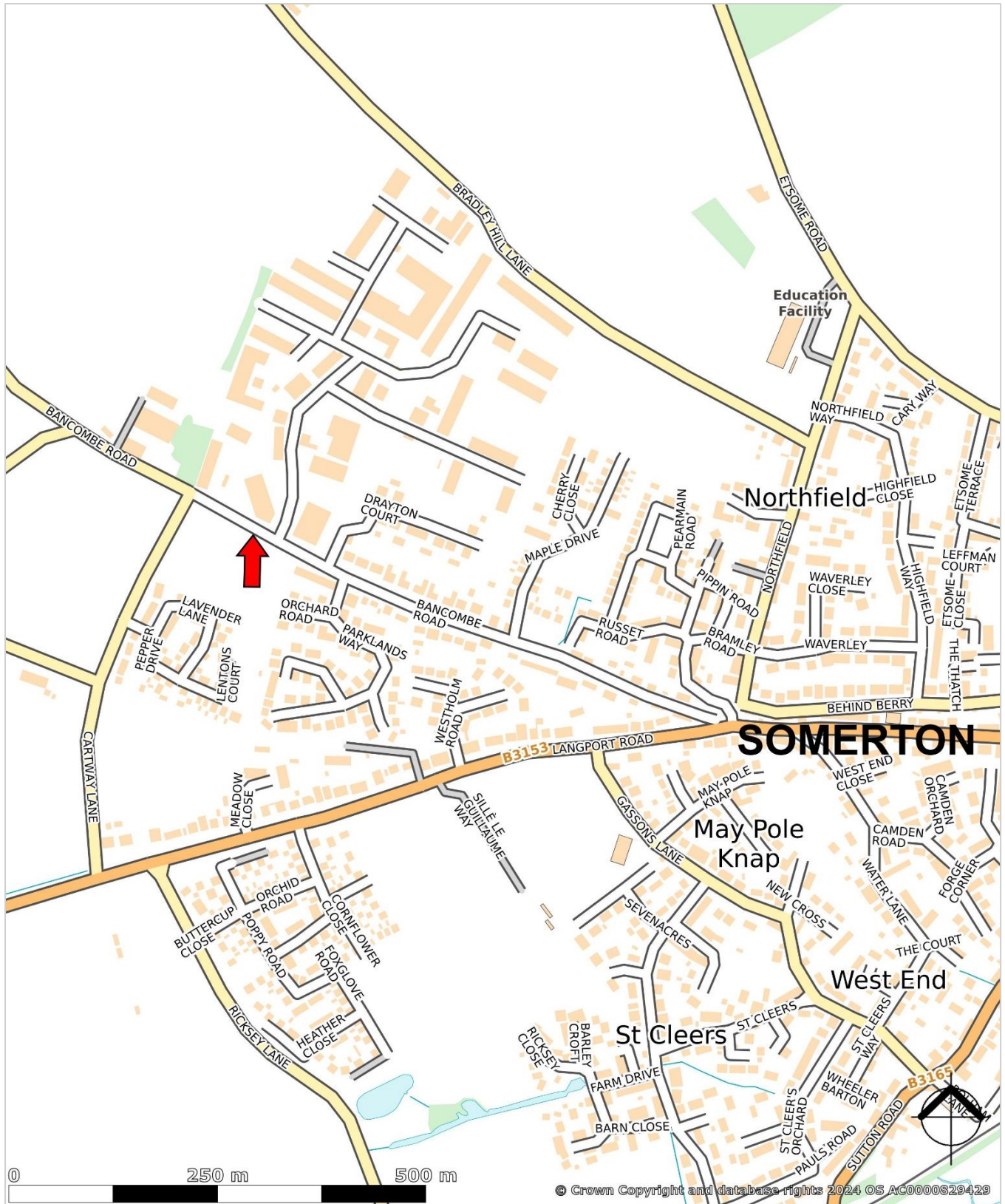
Services: We understand the unit benefits from connection to mains electricity, water and drainage. Services and appliances not tested.

VAT: VAT will be payable on the rent.

EPC: Energy Rating and Score TBC

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

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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.

