

Unit 5, Wirral Park Road Glastonbury BA6 9XE

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Description

A mid-terrace, regular shaped and self-contained business unit, suitable for a variety of light industrial or other business uses. Open plan workshop/warehouse space, with entrance hallway, WC's and kitchenette to the front extending too approximately **181 sq m / 1,948 sq ft Gross Internal Area.**

Incorporated in total measurement above: Entrance Hallway (2.8 x 2.6 sqm), WC's (2.5 x 2.6sqm), Kitchenette (3.8 x 2.6 sqm). *Measured in accordance with RICS Property Measurement Statement (2nd Edition).*



Minimum eaves height 7.13m / 23' 3" rising to 8.70m / 28' 5" at the ridge. Electrical and mechanical roller shutter door to front with an opening of 3.04 m / 9' 9" wide x 3.76m / 12' 3" high. There is parking to the front of the property.

Location – [W3W///asterisk.blackmail.puzzled](#) – The unit is accessed via the A39 and A361 roundabout less than a mile from the town centre in an established industrial trading location.

To Let – £12,600 plus VAT





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 and Break Clause at the 3rd 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 is applicable
- Tenant to contribute £500 + 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 assume the unit benefits from consent for Class E – Commercial, Business and Service type uses. Interested parties must satisfy themselves.

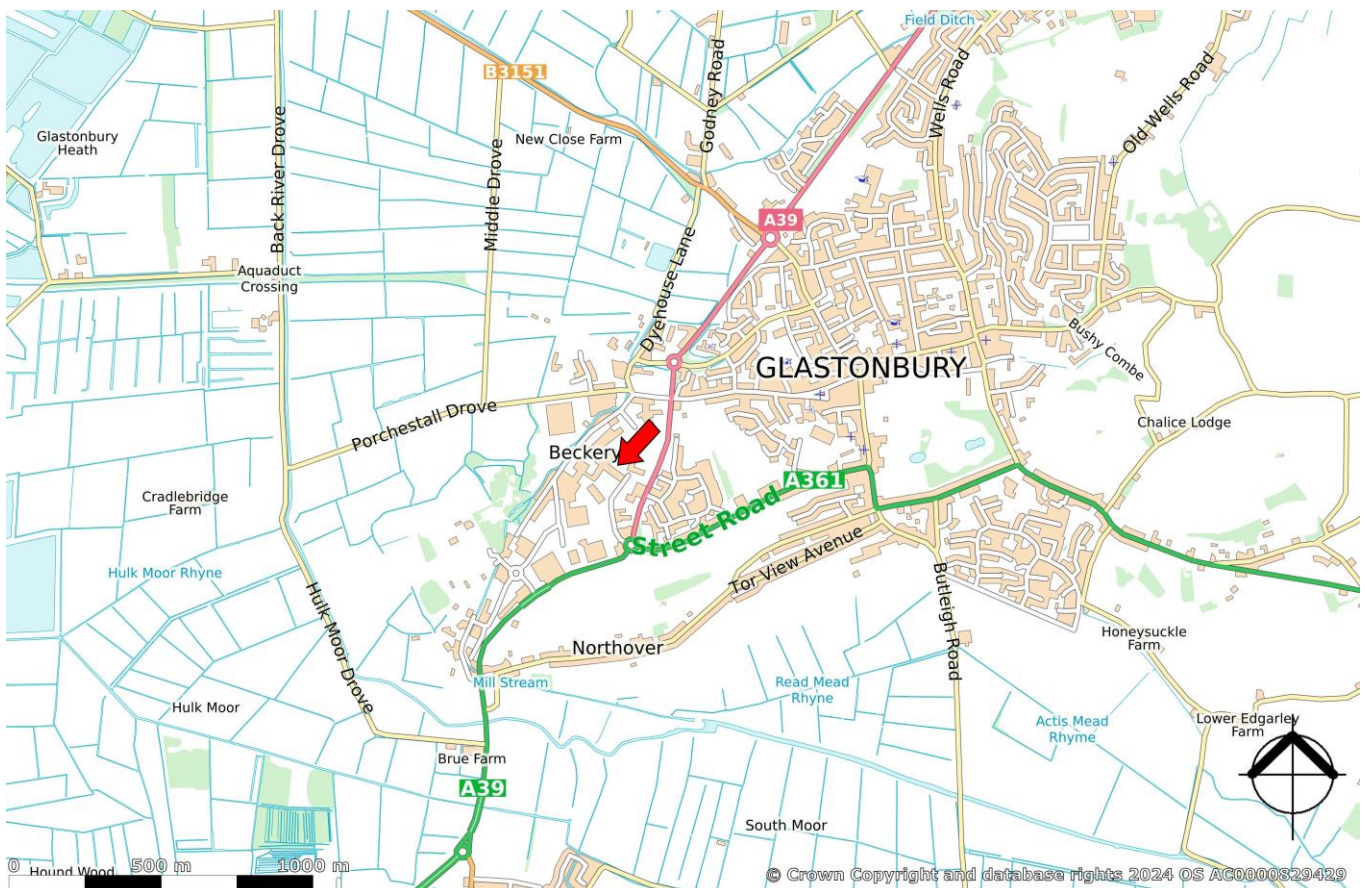
Business Rates: A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £11,250 (2023 List). This is not the rates payable. Parties may benefit from some relief from business rates and should make their own enquiries of the local billing authority.

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

EPC Rating: D/91

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

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