

Shop at 2 High Street, Midsomer Norton

Radstock, BA3 2LE

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Description

A self-contained regular shaped ground floor lock up shop, most recently used as an estate agents. Partitioned to create a sales area to front, with meeting room / office to rear left and WC to rear right. No rear access. Stepped entrance to front. Large display windows. Would suit a variety of retail and/or office type uses. Please note: Under estate management grounds, Landlord is not considering hot-food take-away or food after 1700hrs.

Sales	39 sq m	425 sq ft
Ancillary	5 sq m	50 sq ft
Net Internal Area	44 sq m	475 sq ft

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

Location – W3W///remaining.secure.automate

Midsomer Norton is a town of around 13,000 people, part of the bigger Norton Radstock conurbation of around 25,000 people which sits approximately 11 miles south of Bath and 15 miles southeast of Bristol. At the very western end of the High Street and immediately adjacent to Natwest Bank. Good mix of independent businesses nearby.

To Let - £7,800 per annum, excl.

Lease Terms

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

- Immediately available on a new internal repairing (plus shopfront) and insuring lease
- Reviews and Break-Clauses at 3-yearly intervals
- 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 is available via: <http://www.leasingbusinesspremises.co.uk>

Local Council: Bath and Northeast Somerset

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

Business Rates: A search on the Valuation Office Agency website reveals this currently part of a larger assessment with a Rateable Value of £11,000; it will need splitting at the point of occupation. Relief from rates likely to be available.

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

VAT: VAT will NOT be payable on the rent.

EPC: Energy Rating and Score of 52C – copy available upon request.

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



COMMERCIAL DEPARTMENT

Cooper and Tanner

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