

103 High Street, Street Somerset, BA16 0EY

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Description

A self-contained ground floor lock up shop, most recently used as a barber shop. Sales area to front, storage to rear, WC in an outbuilding at the very rear. Recessed shop front.

Would suit a variety of retail and/or office type uses. Pedestrian access to the rear only. No parking.

Sales	27.42 sq m	295 sq ft
Ancillary	5.30 sq m	57 sq ft
Net Internal Area	32.72 sq m	352 sq ft

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



Location – [///impaled.mailers.kindness](#)

Situated on the south side of Street's high street, close to both the cut through to Southside car park and the High Street entrance to Clarks Village Outlet Shopping Centre. Nearby occupiers include, Greggs, Four Seasons Sheepskin and Loungers to name a few.

To Let - £12,000 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 3-5 year 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 £350 + 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: Somerset Council (previously Mendip)

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 unit has a Rateable Value of £9,500 (2023 List). This is not the rates payable. Relief from rates is likely to apply and interested parties should rely on their own enquiries of the local billing authority.

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: Has been commissioned and will be available shortly.

Viewings: By appointment only through the sole agents **Cooper and Tanner 1908 Limited – 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.

