



TO LET

RETAIL UNIT

Retail Shop with E Use Consent (38.14m² / 410ft²)

Unit 3, The Borough Mall, Wedmore, Somerset BS28 4EB

£8,200 PAX



DESCRIPTION

This retail shop is situated in the heart of The Borough Mall and offers a well presented retail unit, due to be available from January 2024.

The Borough Mall is in the heart of Wedmore, offering a variety of retail premises and businesses including the local Post Office, coffee shop, deli, hairdressers, gift shop and ladies fashion.

Wedmore is a well sought after village with various retail shops and eateries plus a monthly farmers market.

A mix of businesses within The Mall is an important aspect so consideration will be given to uses that compliment the existing occupiers.

ACCOMMODATION

The shop comprises the main retail space (322ft²), stock room to the rear (79ft²), plus separate kitchenette and WC area.

SERVICES

Mains electricity, water and drainage are connected to the property.

Telephone lines available for connection subject to BT Regulations.

(We confirm that we have not tested any of the service installations and any Tenant must satisfy themselves independently as to the state and condition of such items.)

EPC

The Energy Performance rating is B48. A copy can be made available upon request.

OUTGOINGS

The current rateable value for the retail unit is £8,700.

Relief from Business Rates may apply, subject to status; where the rateable value is less than £12,000, 100% relief applies and tapered relief from 100% to 0% where between £12,000-£15,000.

SERVICE CHARGE

A service charge is payable for the proportional area of occupation based on a 4.69% contribution, currently charged at £93.91 per month.

The service charge costs include maintenance and repair of the external and communal areas, external landscaping, communal lighting and buildings insurance.

The Tenant will also be liable to contribute towards the commercial refuse collections, charged at 6.33% and currently charged at £9.75 per month.

BUILDINGS INSURANCE

The property is insured under the Landlord's policy and the costs are included within the service charge costs.

TENURE & TERMS

The retail unit is offered To Let by way of a new proportional Full Repairing and Insuring Lease for a minimum 5 year term, outside the Landlord and Tenant Act.

The Tenant will be responsible for all internal repairs, decoration and maintenance including fire safety, plus maintenance and replacement of the doors, door frames and windows.

External and communal area maintenance is dealt with through the service charge.

RENT

The retail unit is available at £8,200 per annum, exclusive.

Rent is payable quarterly and will be subject to 3 yearly reviews.

VAT

VAT is payable on the rent.

DEPOSIT

A deposit equivalent to three month's rent or three years audited accounts will be required.

LEGAL COSTS

The prospective Tenant is to be responsible for contributing towards the Landlord's legal costs.

ANTI MONEY LAUNDERING

The ingoing Tenant will be required to provide relevant photo ID and proof of address to comply with current regulations.

References and Credit check will also be sought.

PLANNING

The prospective Tenant should make their own enquires to the Planning department regarding their proposals and intended use.

RICS CODE OF PRACTICE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before entering into a business agreement.

The Code is available through professional institutions and trade associations or via www.commercialleasecodeew.co.uk

ASBESTOS

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Lyndon Brett Partnership and accordingly we recommend you obtain advice from a specialist source.

IMPORTANT NOTICE

These particulars are believed to be correct at the time of preparation but their accuracy is not guaranteed and do not form part of any contract.



LOCATION

Miles: 27 miles north-east of Taunton

8 miles west of Wells

9 miles north west of Glastonbury

23 miles south-west of Bristol

Rail: 8 miles east of Highbridge Railway Station

Air: 14 miles south-west of Bristol Airport