



**TO LET**

**RETAIL UNIT**

Retail Unit with E Use Consent (18.6m<sup>2</sup> / 200ft<sup>2</sup>)

Unit 9, The Borough Mall, Wedmore, Somerset BS28 4EB

£6,000 PAX







## 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:** 14miles south-west of Bristol Airport

## DESCRIPTION

A well-presented and self-contained retail unit, now available to let, comprising two separate rooms and a WC.

Ideally located within The Borough Mall in the heart of the highly desirable village of Wedmore, this unit benefits from a vibrant and diverse retail environment. The Mall hosts a variety of established businesses, including the village Post Office, a popular coffee shop, delicatessen, hair salon, gift shop, and ladies' fashion boutique, all contributing to a strong and consistent footfall.

Wedmore itself is a sought-after location, renowned for its charming selection of independent retailers, cafés, and eateries, as well as its well-attended monthly farmers' market.

Please note that in order to maintain a balanced mix of occupiers within The Mall, preference will be given to businesses that complement the existing tenants.

## ACCOMMODATION

The shop comprises the main retail space (108ft<sup>2</sup>) with WC to the rear; leading to a treatment room (92m<sup>2</sup>).

## SERVICES

Mains electricity, water and drainage are connected to the property, although shared with the neighbouring property (Unit 8) so costs are shared equally.

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 D84. A copy can be made available upon request.

## RATES

The current rateable value for the retail unit is £3,900 (April 2023).

*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 4.03% contribution, currently charged at £90.94 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 5.45% and currently charged at £10.50 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 £6,000 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.

## 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.