



TO LET

Workshop and Stores

Ground Floor Workshop, Stores and Office – 195.69m² (2,106ft²)
Unit 1, Thorngrove Barns, Middlezoy, Somerset TA7 0PD
£14,000 Per Annum



DESCRIPTION

Unit 1 comprises a versatile range of accommodation, including office, storeroom and workshop areas.

The property is located on Main Road, the principal route connecting Westonzoyland and Middlezoy.

Although set within a rural environment, its position on the Main Road ensures excellent accessibility and benefits from on site parking. The premises have become available following the relocation of the long standing occupiers, Revington TR, who had traded from the property for over 20 years.

ACCOMMODATION

The accommodation of Unit 1 is as follows:

Entrance	18.6m ² (200.14ft ²)
Office	8.05m ² (86.62ft ²)
Store Room	45.84m ² (493.24ft ²)
Workshop (1)	82.53m ² (888.02ft ²)
Workshop (2)	40.67m ² (437.61ft ²)

Unit 1 has access to shared WC facilities.

All racking and shelving units can remain in situ if suitable for a Tenants requirements, or removed prior to occupation.

Additional storage is available by way of 4 No. Garage Units which can be taken in addition to Unit 1 - please ask for further information.

EPC

The Energy Performance rating for the building is D89. A copy can be made available on request.

RATES

Unit 1 has a rateable vale of £16,500 as per the April 2023 assessment. Rates payable is estimated at £8,233.50 per annum.

SERVICES

The property is connected to mains electricity, oil-fired heating, water, and drainage. These services are shared, with costs included within the service charge, except for electricity, which will be sub-metered and recharged according to usage.

Telephone lines are available for connection, subject to BT regulations. Internet connectivity will be available via a leased line.

(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.)

SERVICE CHARGE

A service charge will be payable for the proportional area of occupation, to cover costs associated with external decoration, repair and maintenance as well as costs associated with internal communal areas as well as services.

BUILDINGS INSURANCE

The property is insured under the Landlord's policy and the Tenant will be required to reimburse the Landlord for the proportional premium payable.

TENURE & TERMS

The property is offered To Let by way of a new Internal Repairing and Insuring Lease for a term to be agreed or Licence Agreement.

RENT

The workshop is available at £14,000 per annum, exclusive.

VAT

VAT is not applicable.

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 the Landlord's reasonable legal costs.

ANTI MONEY LAUNDERING

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

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.

IMPORTANT NOTICE

There 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



A372, A361 and Junctions 23/24 of M5



5.2 miles south east Bridgwater Station



25 miles south west of Bristol Airport



6.3 miles south east of Bridgwater

12.4 miles north east of Taunton

35 miles south-west of Bristol