



TO LET

OFFICE SUITE

First Floor Offices - 68.97m² (742ft²)

Unit 3, Thorngrove Barns, Middlezoy, Somerset TA7 0PD

£5,900 Per Annum



DESCRIPTION

We are pleased to bring these first floor offices to the market, offering an idyllic out of town location in Middlezoy with on site parking available.

The property is situated on Main Road, the primary route between Westonzoyle and Middlezoy.

Whilst situated in a rural setting, being located on the Main Road does mean it is easily accessible.

The property has recently become available due to the longstanding occupiers - Revington TR who have been trading in the premises for over 20 years but recently relocated the business.

ACCOMMODATION

The first floor offices are accessible by a shared entrance at ground floor level, and accessed by a staircase.

The offices offer 3 No. good sized suites with separate kitchen/staff room and WC facilities.

There is also a shared WC facility available on the ground floor.

Additional storage is available by way of 4 No. Garage Units which can be taken in addition to Unit 3 - please ask for further information.

EPC

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

RATES

The offices are currently assessed for business rates with other parts of the building and will require a separate assessment once a Tenant is in situ.

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.

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 office suite is available at £5,900 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

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

-  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

