



TO LET

Thorngrove Barns

Mix of Offices, Stores, Workshops and Garages - 396.7m² (4,268ft²)
Thorngrove Barns, Middlezoy, Somerset TA7 0PD





DESCRIPTION

We are pleased to bring to the market Thorngrove Barns, a collection of workshop, stores and offices - providing a versatile mix of accommodation to suit a variety of business occupiers.

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 and were able to utilise all the various areas.

Thorngrove Barns could be re-let to one occupier, taking on the whole site or alternatively, the layout of the building provides access to areas independently, which can therefore be let separately, as required.

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 plenty of on site parking.

ACCOMMODATION

The accommodation is as follows:

Unit 1 195.69m² (2,106ft²)

Ground floor workshop, stores and office.

Unit 2 74.14m² (798ft²)

Ground floor store/workshop, which could also be refurbished as offices.

Unit 3 68.97m² (742ft²)

First floor office accommodation.

Garages 57.9m² (623ft²)

4 No. garage storage units, all with their own independent garage doors.

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

RATES

The different areas are currently assessed for business rates as follows, although separate assessments may be required, should the various areas be let independently:

Unit 1 - £16,500

Units 2 & 3 - £7,400

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.

EPC

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

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 (unless the property is occupied as a whole), 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 dedicated 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

If occupied as a whole, any prospective Tenant will take on the property on a Full Repairing and Insuring basis and no service charge will apply.

However, if areas are let independently, 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 and 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.

RENT

The whole property is available at £29,100 per annum, exclusive or available as individual areas, based on the following schedule:

Unit 1 (Workshop, Stores & Office) £14,000

Unit 2 (Store/Office) £5,600

Unit 3 (First Floor Offices) £5,900

Garages (not available independently) £3,600

VAT

VAT is not applicable.

TENURE & TERMS

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

The property can either be taken as a whole or rented separately as per the different areas, dependent on a Tenant's requirements.

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

Thorngrove Barns are situated in Middlezoy, a village on the Somerset Levels, situated between Westonzoyland and Othery.

The village is approximately 6 miles south east of Bridgwater, 13 miles north east of Taunton and 35 miles south west of Bristol.

