



Office Rooms

TO LET

Borough Mews, Borough Yard, Wedmore, Somerset BS28 4EB

- Well located in the popular village of Wedmore
- 3 First Floor Office Rooms available individually or combined
- Offices from 9.25 sqm (100 sq ft)
- Flexible Lease Terms

Rent: From £200 per calendar month exclusive

Location

The historic village of Wedmore is an attractive and popular visitor destination located 4 miles from Cheddar, 7 miles from the city of Wells and 7 miles from Glastonbury.

Village facilities include a medical and dental practice, butcher, village store, restaurant and a variety of retail outlets

Borough Mews, Borough Yard fronts The Borough, Wedmore's main thoroughfare.

Description

Borough Mews is a new development of 5 ground floor retail units and first floor offices.

The 5 ground floor units are let with occupiers including Antiques sale room, Tearooms and Soft Furnishings Outlet.

The first floor offices have been part let with the available offices comprising an office suite partitioned to provide three office rooms which are available individually or combined. Office furniture can be made available by separate arrangement.

Accommodation and Rent

Individual Rooms

Room D	9.25 sq m	100 sq ft	£200 pcm
Room E	23.69 sq m	255 sq ft	£280 pcm
Room F	23.69 sq m	255 sq ft	£280 pcm

Services

Wall mounted electrical heaters are provided for each room. Communal WC and kitchen facilities are provided.

Business Rates (VOA listing 2010)

The offices will be subject to a new Business Rates Assessment For qualifying businesses no Business Rates will currently be payable due to Small Business Rates Relief.

Tenure

The office rooms are available on annual licences or as a whole on a new internal repairing lease for a term by arrangement.

Service Charge

The landlord is responsible for all external repairs and maintenance, building insurance, upkeep of communal areas and water rates

Incoming tenants will make a contribution towards landlord's service charge costs of £40 per Calendar month towards these costs.

Electricity costs will be apportioned between users.

VAT

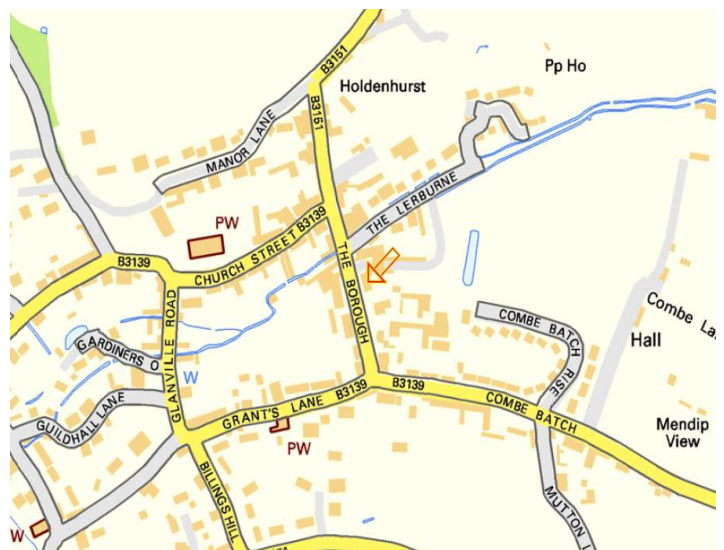
VAT will be charged on rent and service charges:-

Viewing

Strictly by appointment with sole agents:-
Robert Clark, Greenslade Taylor Hunt
22 Princes Street, Yeovil, Somerset, BA20 1EQ

Telephone: **01935 423474**

Email: robert.clark@gth.net



Office D**Office E**

Important Notice –
These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Office F

