



Lyndon Brett Partnership

Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

County Court Chambers, Queen Street, Bridgwater, TA6 3DA • Email: info@lbp-rics.co.uk • 01278 450350 • Website: www.lbp-rics.co.uk



TO LET

Industrial Unit

185.27m² (1,993ft²)

Unit 2, Factory Lane, Bason Bridge, Highbridge TA9 4RN

£12,000 Per Annum



The Association of Valuers of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 07718 563720

Lyndon Brett - Principal - Chartered Surveyor & RICS Registered Valuer - 07970 893963



DESCRIPTION

Unit 2 is a good sized commercial unit located in Bason Bridge, available now, just 4 miles Highbridge, Somerset.

It sits among other workshops and light industrial businesses on Factory Lane and is best suited for uses such as storage, light manufacturing, or trade-based operations.

ACCOMMODATION

The unit is open plan, benefitting from roller shutter door access and three phase electricity.

Separate pedestrian access is available through a shared entrance with the adjacent unit.

The unit has its own WC facilities.

SERVICES

Mains 3 phase electricity, water and drainage (private pumping station) are connected to the property.

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

No EPC is considered required due to the limited energy demand.

RATES

The current rateable value for the property is £14,500 as per the April 2026 assessment.

Relief from Business Rates may apply, subject to status; where the rateable value is less than £12,000.

SERVICE CHARGE

A service charge will be payable for the proportional area of occupation, to cover costs associated with external decoration, repair and maintenance. Costs to be on charged on an ad hoc basis.

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 proportional Internal Repairing and Insuring Lease for a term to be agreed.

Under the terms of the agreement, the Tenant will be responsible for all internal repairs, decoration, maintenance including fire safety, plus maintenance and repair of doors, door frames and windows.

RENT

The property is available at £12,000 per annum, exclusive.

VAT

VAT is applicable.

DEPOSIT

A deposit equivalent to three month's rent or three years audited accounts will be required.

LEGAL COSTS

The prospective Tenant is required to contribute towards 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.

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.



LOCATION



2.8 miles south-east of Junction 22 - M5



2.4 miles east of Highbridge Railway Station



20 miles south-west of Bristol Airport



3 miles east of Highbridge

9 miles north-east of Bridgwater

30 miles south-west of Bristol