

# 35 Town Street

Shepton Mallet, Somerset, BA4 5BJ

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## Description

Recently refurbished ground floor retail unit. Ideally suited to a number of office/retail based uses, subject to any necessary consents.

Located at the lower end of the main town centre, at Town Street, in the heart of Shepton Mallet. Ample public car parking available closeby.

The property comprises the main shop area (17.258m<sup>2</sup>), kitchen with stainless steel sink (1.476m<sup>2</sup>), WC with sink and heated towel rail (1.34m<sup>2</sup>). There is also a separate area which houses the electric meter and consumer board.

Available immediately on new lease terms to be agreed.

**£3,900 pa Excl. To Let**



#### Agent's Notes

- It is confirmed that an Asbestos Survey under the Control of Asbestos at Work Regulations 2012 has not been commissioned, and where required this will be the responsibility of the incoming tenant.
- The Code of Practice on Commercial Leases in England and Wales recommends that prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Copies of the Code can be obtained from <http://www.lettingbusinesspremises.co.uk>

#### Lease Terms

Available to let on terms to be negotiated, subject to the following suggested minimum terms:

- Proposed tenancies will be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive.
- Subject to references/credit checks.

#### Property Information

**Local Council:** Somerset Council 0300 456 0100

**Business Rates:** £2,500pa (2026 List). Small Business Relief maybe applicable, please check with Somerset Council website.

**Services:** Mains water and electricity are connected. Services and appliances not tested.

**Tenure:** Leasehold

**EPC Rating:** 62 (c)

**VAT:** We understand that VAT is NOT payable on the rent.

**Viewing:** By appointment only through the agents **Cooper and Tanner 1908 Ltd.**

## COMMERCIAL DEPARTMENT

Cooper and Tanner  
Telephone 03458 34 77 58

[commercial@cooperandtanner.co.uk](mailto:commercial@cooperandtanner.co.uk)

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

