



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

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TO LET

Storage Unit

Pod 6, Brownes Yard, Plum Lane, Dunwear TA6 5HL

£3,000 Per Annum, Exclusive



DESCRIPTION

Storage unit located within Browne's Yard, accessed via Plum Lane, is now available to let.

The space is well suited for use as a storage facility.

ACCOMMODATION

Open plan storage unit with electricity supply, independent WC facilities and small roller shutter door access. Total floor area - 44.49m² (480 ft²).

The unit is accessed by way of a shared roller shutter door at the main entrance with other occupiers of the building, but has its own roller shutter door for additional security.

SERVICES

Electricity (sub-metered), water and drainage are connected to the property. Telephone lines may be available for connection.

Water usage is included within the service charge costs.

(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

The property is exempt from requiring an EPC.

RATES

We are aware the Unit has a rateable value of £2,800.

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.

SERVICE CHARGE

A service charge is payable, calculated at 20% of the rent, per annum.

The service charge costs will include water, maintenance and repair of the external fabric including the walls, roofs, rainwater goods, clearing of rainwater goods, drains, external services and infrastructure, external landscaping, communal security and CCTV and monitoring and maintenance of communal areas.

BUILDINGS INSURANCE

The building is insured under the Landlord's policy and the Tenant is to reimburse the Landlord for the proportional premium payable.

The Tenant will be liable for all other insurances.

TENURE & TERMS

The Storage Unit is offered To Let by way of a new Tenancy at Will or Licence agreement.

RENT

£3,000 per annum, exclusive.

VAT

Not applicable.

DEPOSIT

A deposit equivalent to three month's rent will be required upfront.

LEGAL COSTS

The prospective Tenant is to be responsible for the costs of the Tenancy agreement documentation.

ANTI MONEY LAUNDERING

The ingoing Tenant will be required to provide relevant photo ID and proof of address documents 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.

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

The 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

Miles: 13 miles north-east of Taunton

15 miles west of Glastonbury

30 miles south-west of Bristol

Roads: A38, A39, M5 (Junctions 23 & 24)

Rail: 1.6 miles south east of Bridgwater Railway Station

Air: 25 miles south-west of Bristol Airport

