

Office at Crispin Hall

Street, Somerset BA16 0EZ

COOPER
AND
TANNER

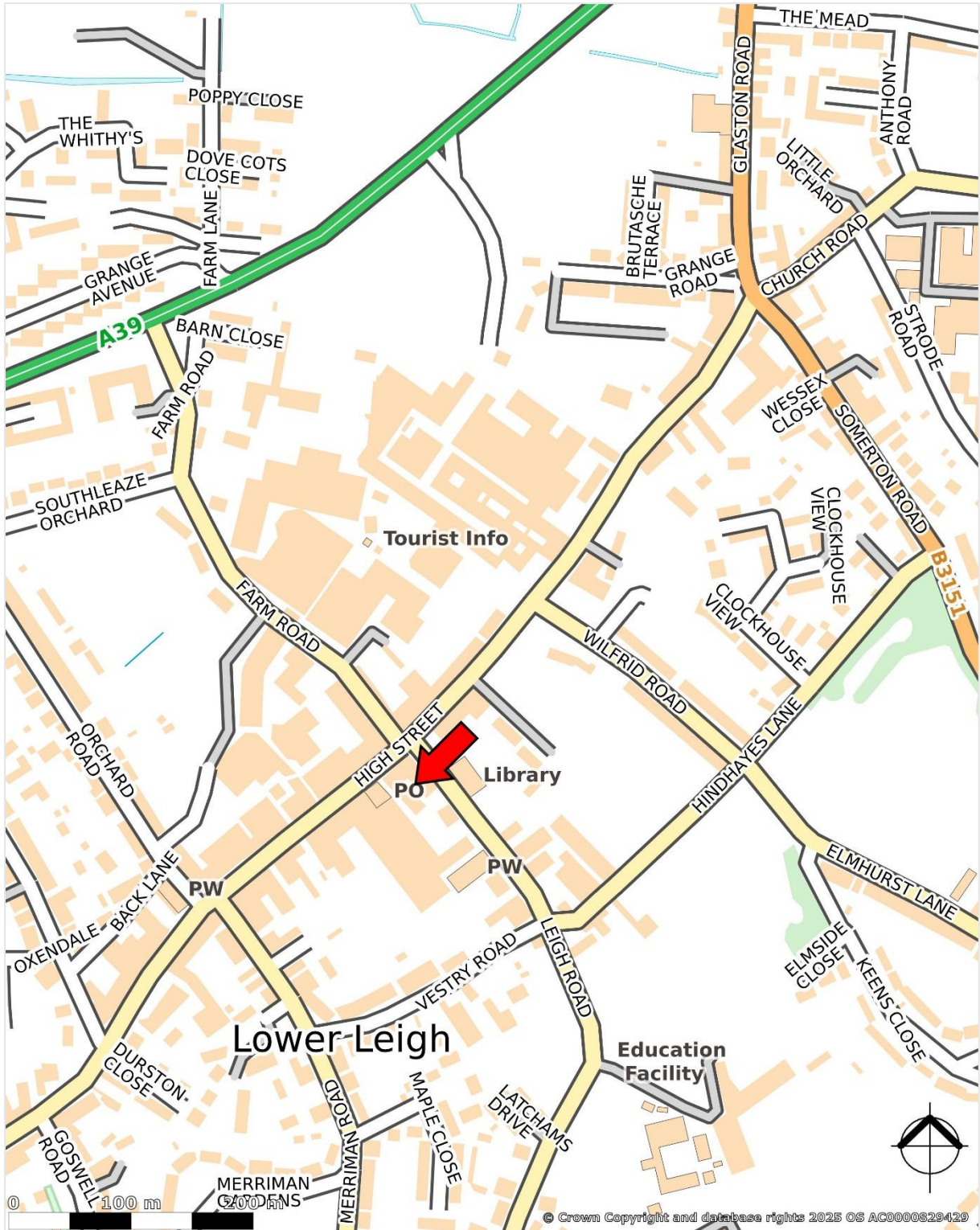


Well-presented ground floor office / studio space within Grade II Listed Crispin Hall, built in 1885. Adjacent to the Last Crumb Cafe and benefitting from proximity to the High Street and Clarks Village outlet centre. Immediately available on a new lease.

To Let - £8,400 per annum

Location - W3W:///flagging.loopholes.disengage

Lower Room is located within Crispin Hall in the centre of Street, Somerset, just off the High Street and close to a range of shops, cafés, and local amenities. The property offers good access to nearby towns including Glastonbury and Wells, with strong road connections via the A39 and A361.



Description

Ground floor office or studio space within the well-maintained and refurbished Crispin Hall, a prominent community building in the centre of Street.

The property was most recently occupied as a florist but would suit a variety of E Class type uses, subject to any necessary consents.

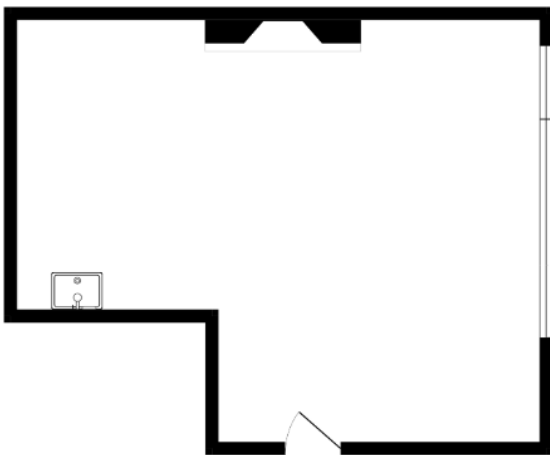
The space is very well presented. It extends to approximately **38sqm / 408 sq. ft** and benefits features such as a fireplace and a stone-framed shopfront with large display windows. The property further benefits from a level entrance, and access to a rear/side loading area. The occupier would benefit from the use of the shared WCs.

Services and Fixtures & Fittings

Electricity is on a sub-meter. Wet radiator as part of wider gas fired central heating.

No tests have been carried out on any appliances or services at the premises and neither the vendors nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations. All fixtures, fittings and trading equipment are specifically excluded unless mentioned in these particulars.

GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



Lease Terms

The asking rent is predicated on a lease on broadly the following terms: -

- Immediately available on a new lease
- Internal repairing and insuring basis
- Lease term length negotiable, open to all offers
- Lease to be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Service Charge will be payable in respect of common areas and recharging of services
- Tenant to contribute £300 + VAT towards Landlord's proper and reasonable legal costs
- Deposit subject to references/credit checks.

Commercial Lease Code

Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: <http://www.leasingbusinesspremises.co.uk>

Planning

Local authority Somerset Council (former Mendip Area). Grade II Listed and within the Streets Conservation Area.

Interested parties should rely on their own enquiries in respect of any planning history, opportunities and existing consented uses and works with the local planning authority.

Business Rates

Rateable Value – to be confirmed. Not currently shown in the listings – Room 3 is of the same size and has a rateable value of £6,100. Small rate relief may apply. For confirmation on the rates payable, please rely on your own enquiries of the local billing authority.

EPC Rating

Awaiting EPC Information.

VAT

VAT is not payable on the rent.

Enquiries / Viewings

Cooper and Tanner Commercial Department:
Tel. 03450 34 77 58
Email: commercial@cooperandtanner.co.uk

COMMERCIAL DEPARTMENT

Cooper and Tanner

Telephone 03450 347758 / commercial@cooperandtanner.co.uk

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.



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