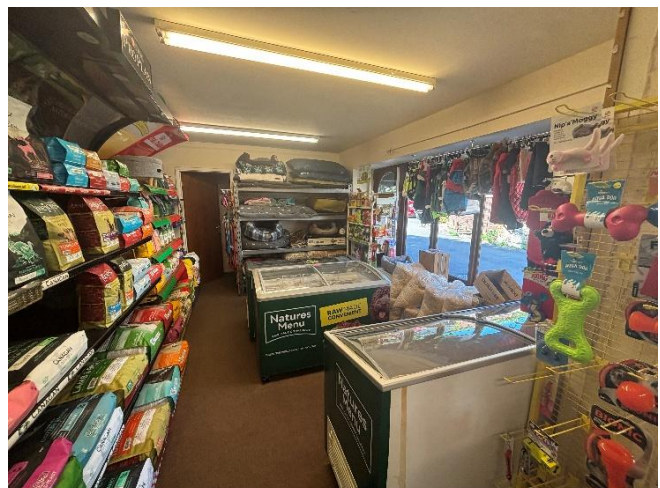


Unit 1b and 1c, Saxon Court  
Union Street, Cheddar, BS27 3NA

COOPER  
AND  
TANNER



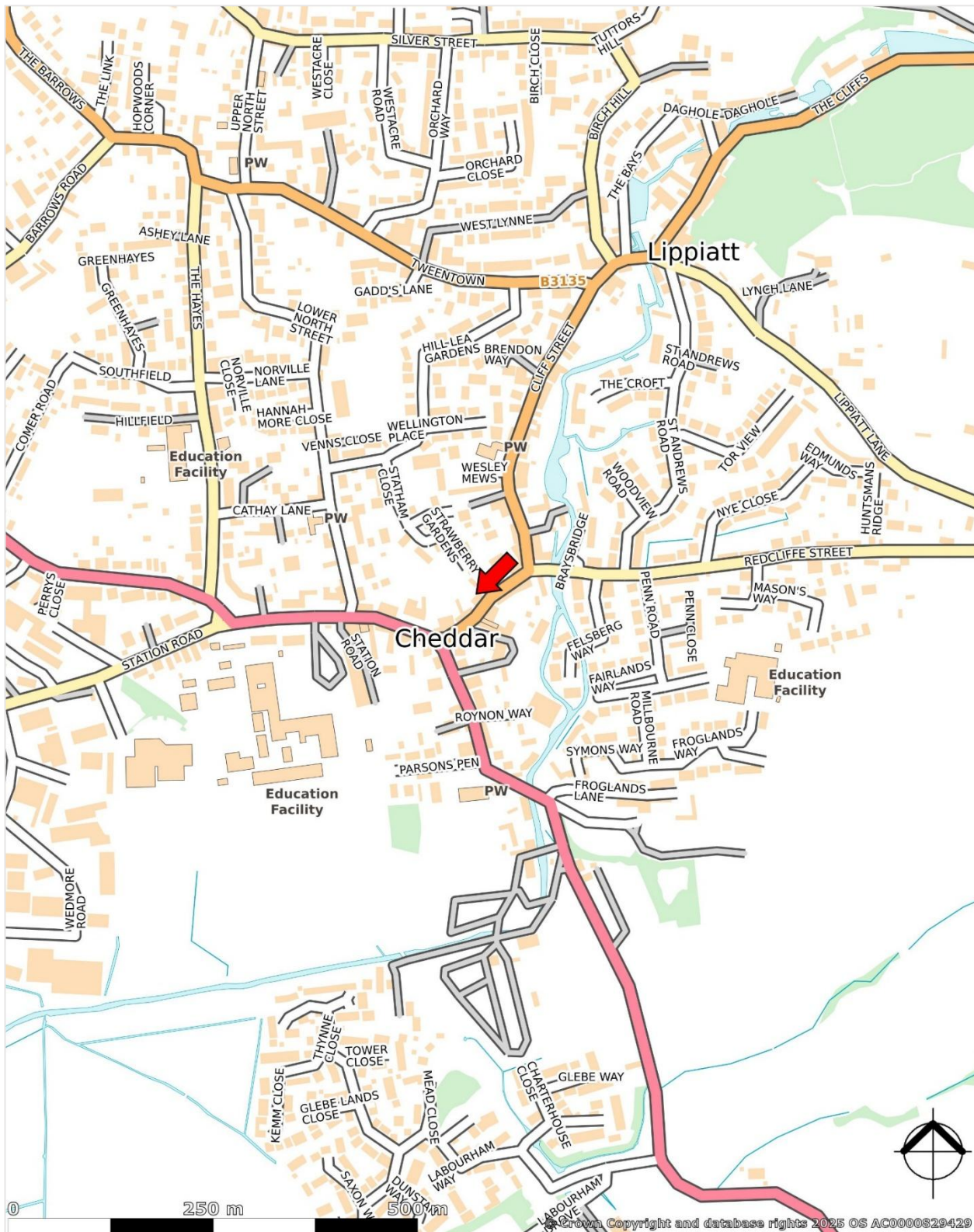
---

Versatile retail or office unit with the benefit of two parking spaces. To Let on new lease

To Let - £7,000 per annum

**Location - What3Words///lookout.repelled.award**

The property is located just off Union Street at Saxon Court in the centre of Cheddar, a well-known and popular village in Somerset, renowned for its historic gorge and strong year-round tourist trade. Positioned opposite the town's Market Cross behind Cooper and Tanner and Axe Valley Vets, the unit benefits from a central setting within walking distance of a wide range of local amenities, including independent shops, cafés, restaurants, and public car parks.



### Description

A well-presented, single-storey retail unit currently occupied by The Pet Shop. The property includes a front-loading area and two staff parking spaces.

The interior offers a spacious open-plan retail layout, suitable for a range of retail or service uses. Additional features include two small storage areas, a kitchenette, and a WC located at either end of the unit, approximately **345sqft.**

### Services and Fixtures & Fittings

The property benefits from connection to mains water, electricity and drainage. 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.

### EPC Rating

EPC Rating D-94, Expires August 2028

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

### Lease Terms

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

- Immediately available on a new lease
- Full repairing and insuring equivalent basis
- Rent Review at the 3<sup>rd</sup> anniversary
- 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)
- Tenant to contribute £600 + VAT towards Landlord's proper and reasonable legal costs
- Deposit subject to references/credit checks.

### Commercial Lease Code

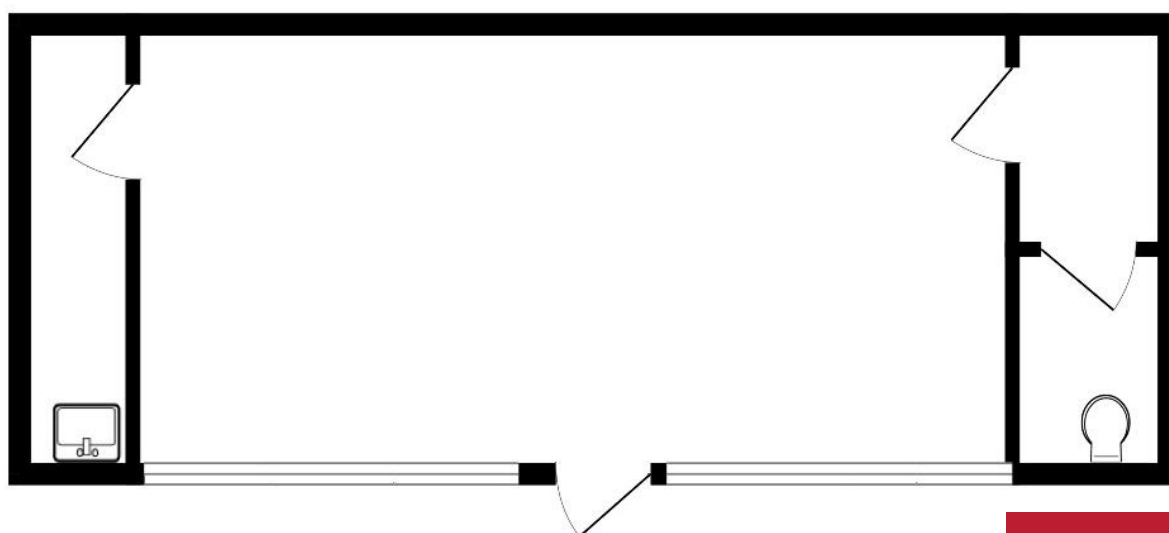
Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: <http://www.leasingbusinesspremises.co.uk>

### Planning

Local Authority Somerset Council, formerly part of Sedgemoor council. 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 - £12,250 (2023 List). For confirmation on rates payable, please rely on your own enquiries of the local billing authority.



## COMMERCIAL DEPARTMENT

Cooper and Tanner

Telephone 03450 347758 / [commercial@cooperandtanner.co.uk](mailto:commercial@cooperandtanner.co.uk)

COOPER  
AND  
TANNER

**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.