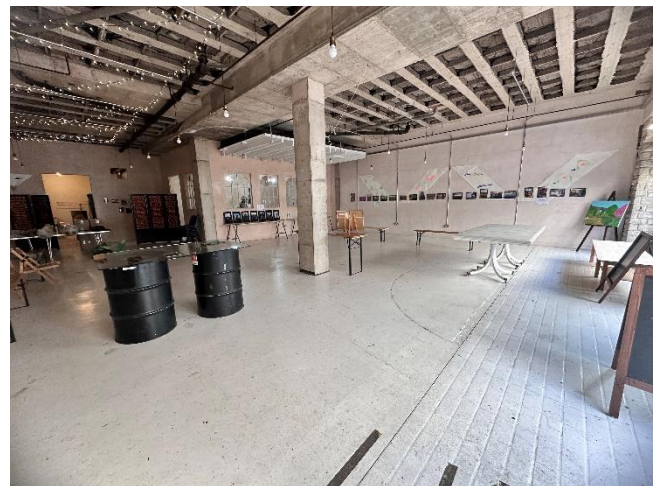
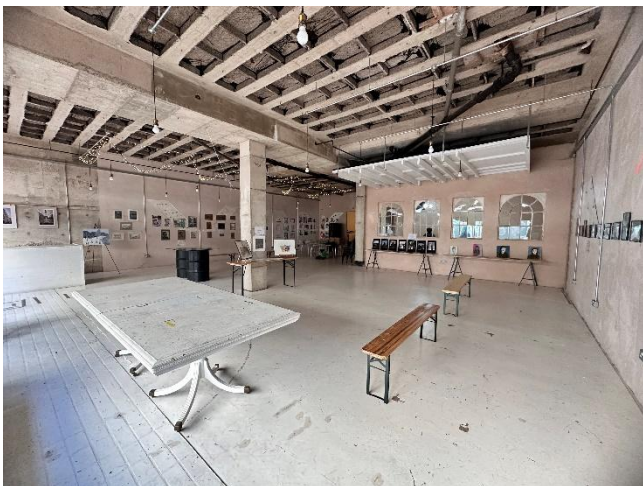


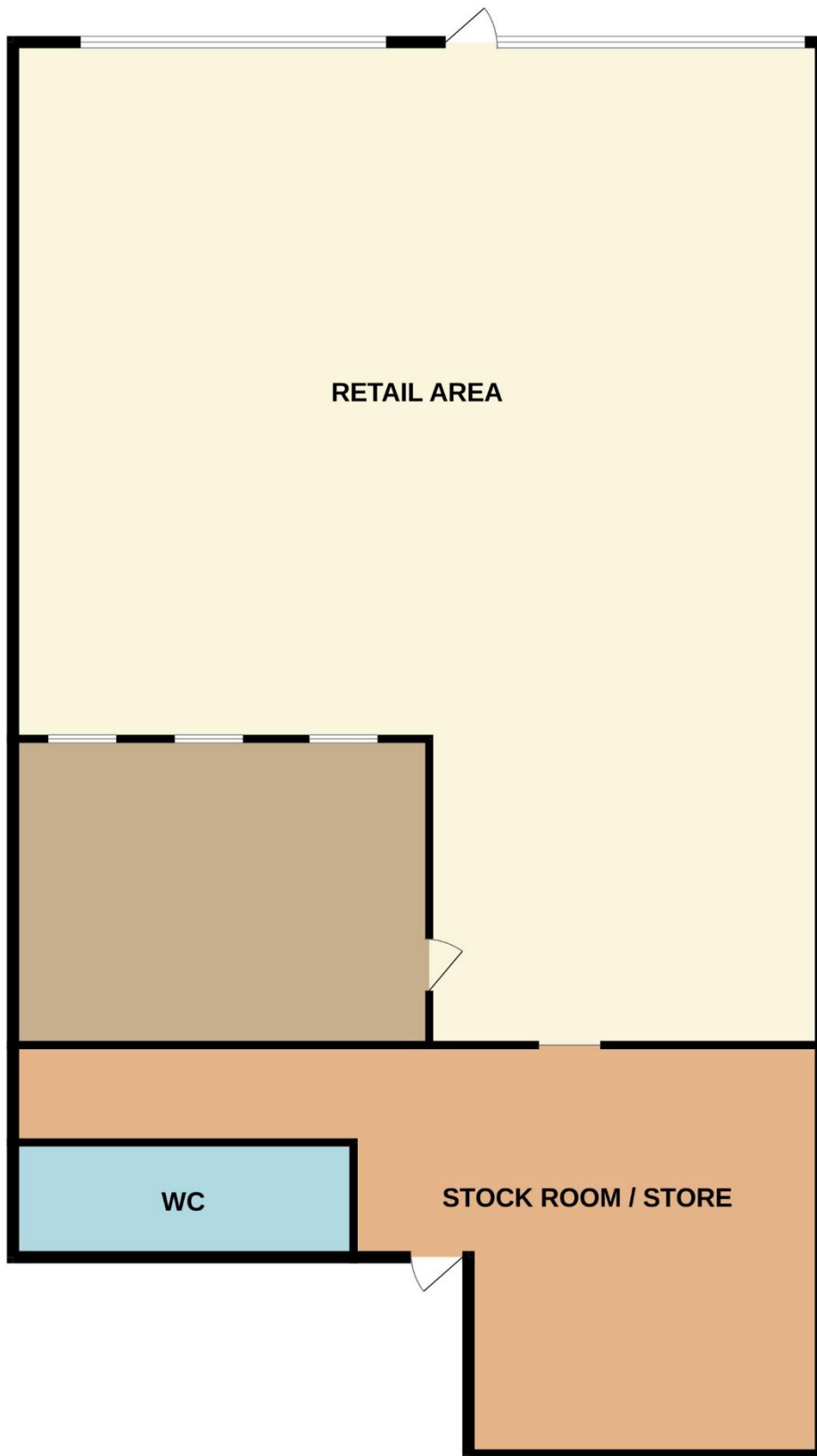
8 Town Street

Shepton Mallet, Somerset, BA4 5BG

COOPER
AND
TANNER



To Let £21,600 pa
Substantial Use Class E unit with allocated parking



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

8 Town Street Shepton Mallet Somerset BA4 5BG

**To Let £21,600 pa as a whole
May split into two units – enquiries invited**

Description

8 Town Street is substantial dual fronted ground floor retail unit suited to a variety of use class E type uses, subject to any necessary consents. Previously occupied as a newsagent and as a community use space.

Available as a whole or may split into two separate units. Formerly two units now creating a large open floor plate with dual frontage. The internal fit out has been finished to a “stripped back industrial” feel.

The principal retail area measures 11.87m x 14.79m with an area partitioned for an office, stock or changing area at the rear or this could be removed. There is a rear stock room area measuring 5.99m x 5.19m, hallway and staff welfare facilities.

Net Internal area: 206.69sqm / 2,224sqft

There is parking at the rear accessed via Peter Street and an area for bin storage.

Location

Situated at Town Street within the centre of Shepton Mallet nearby public car parking and the Market Place. W3W Location: [///relegate.stay.portfolio](https://www.relegate.stay.portfolio)

Lease Terms

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

- Immediately available on a new 3-10 year lease
- Full repairing and insuring equivalent basis
- Rent Reviews every 3 years
- 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 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.lettingbusinesspremises.co.uk>

Business Rates

A search of the Valuation Office Agency website reveals that the property has a rateable value of £19,500 (2023 list). This is not rates payable.

Services

We are informed that the property is connected to mains electricity, water and drainage.

Local Council

Somerset Council (former Mendip area)

Viewings

By appointment only via Cooper & Tanner commercial department: **01761 411010 Opt. 2.**

VAT

We are advised the property is NOT elected for VAT.

Tenure

Available by way of new lease on terms to be negotiated.

Planning

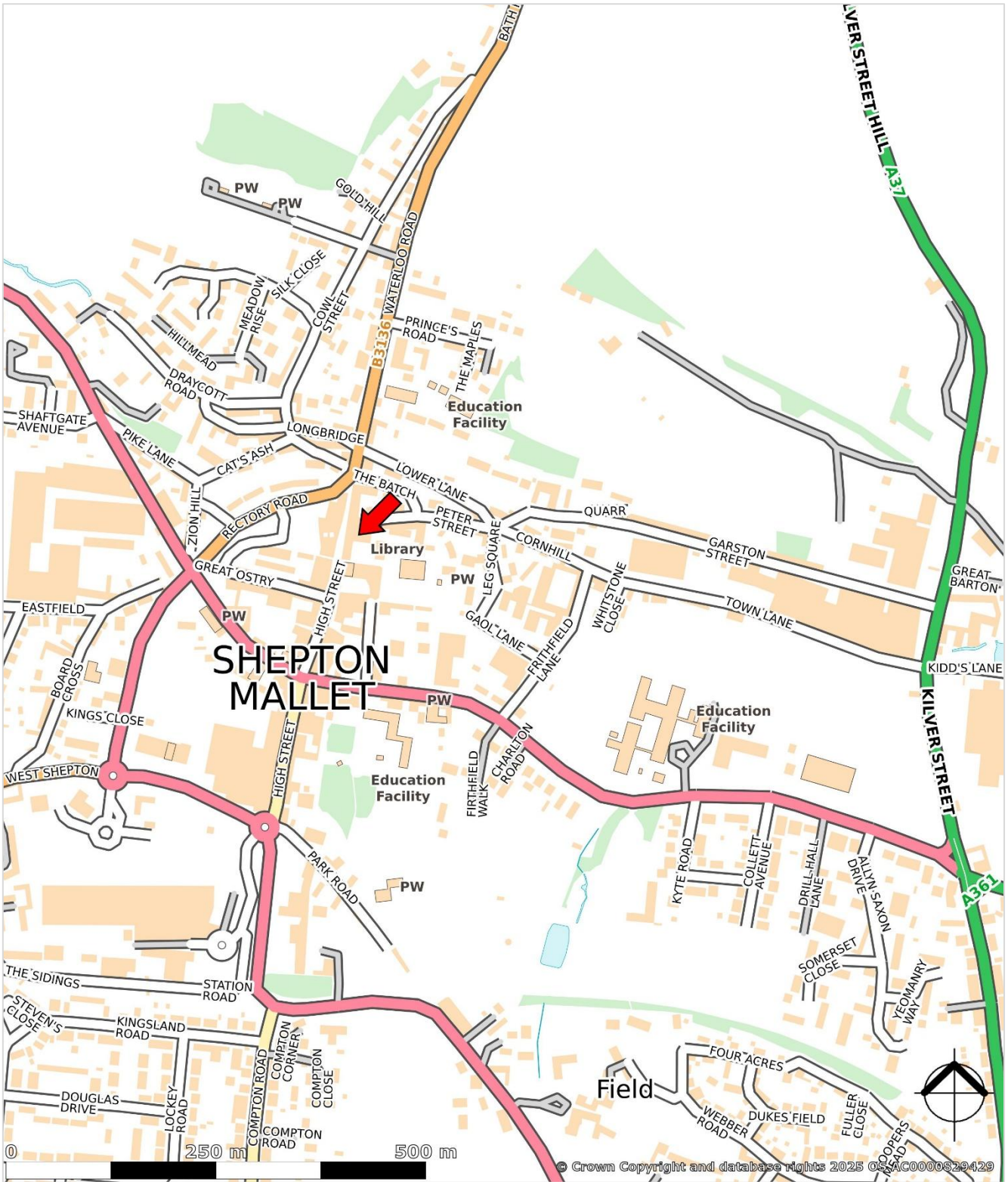
Interested parties must satisfy themselves regarding previous or future planning matters. Identified as being within the town centre shopping area and a secondary frontage location. Within conservation area.

EPC Rating

EPC- 57C. Full copies available upon request. EPC is valid until April 2029.

Disclaimer

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.



COMMERCIAL DEPARTMENT

Telephone 0345 034 7758 / commercial@cooperandtanner.co.uk

14 High Street, Midsomer Norton, BA3 2HP

