



Chartered Surveyors

6 Gay Street Bath BA1 2PH

Telephone (01225) 448944

Fax (01225) 44 89 27

Email info@derekwalker.co.uk

125 HIGH STREET

MIDSOMER NORTON



TO LET

157.93 SQ M – 1,700 SQ FT

A2 OFFICE OR A1 RETAIL

SITUATED IN THE HEART OF THE TOWN CENTRE

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These particulars are intended to give a fair description of the property but their accuracy is not guaranteed and they do not form part of an offer or contract.

125 High Street, Midsomer Norton BA3 2HN

ACCOMMODATION

The approximate dimensions and areas are:

Ground Floor: Office/Shop	Max Depth	12.18m
	Max Width	8.74m
NET AREA*		70.12sq m (755sq ft)
Ancillary Offices/Stores		87.79sq m (945sq ft)
WCs		

*The Office/Shop space is severed by a structural spine wall creating a left hand and a right hand area when viewed from The Island.

SERVICES

All mains services connected. Gas fired central heating.

ENERGY PERFORMANCE

The property is being re-assessed and a new certificate will be available shortly.

RATING

The premises are assessed at Rateable Value £7,800. Full rates payable 2019/2020 **£3,829.80**. Small business rate relief will reduce business rates payable to **£NIL**.

TERMS

The premises are available to let for **3 or 4 years**, longer if required, at a rent of **£12,000 per annum** on an effective full repairing and insuring basis.

COSTS

Each party to pay their own costs.

VIEWING

By appointment with the agent Derek Walker Chartered Surveyors **01225 448944**
gwalker@derekwalker.co.uk

NOTE:

Please visit www.derekwalker.com to view our privacy policy.

We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those wishing to inspect are advised to check availability in advance, particularly if travelling from a distance.