



Unit 1, Radstock Road,
Midsomer Norton, Radstock,
BA3 2AA

Industrial Trade Counter / Showroom
Approximately: 3,193 Sq Ft (296.73 Sq M)

- Trade counter location
- Roadside prominence
- Large yard area
- Good access to the A37

LOCATION

The property is located on the north side of the main A362 Radstock Road, midway between the centres of Radstock and Midsomer Norton. The city of Bath is located approximately 10 miles to the northwest and Bristol approximately 16 miles to the north.

DESCRIPTION

The property is well maintained and benefits from a prominent position on Radstock Road. The building is of steel portal frame with profile steel cladding to elevation with a metal roof which incorporates roof lights.

Internally there is trade counter accommodation on the ground floor and storage space on the first floor. The unit has the benefit of three phase electricity and a large forecourt to the front of the property for storage or customer parking.

There is also the option of further storage to the rear at an additional cost.

QUOTING RENT

Quoting rent: £25,000 per annum exclusive.

SERVICES

Mains electricity supply will be connected however, any ingoing occupier must satisfy themselves independently as to the state and condition of the services.

ACCOMMODATION

The premises have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice and extend to:

Ground floor	129.31 Sq M	1,391 Sq Ft
First floor	167.42 Sq M	1,802 Sq Ft
Total	296.73 Sq M	3,193 Sq Ft

For an additional cost, there is ground floor storage space available at the rear of the property.

TERMS

The property is available to let by way of a full repairing and insuring lease on terms to be agreed.

PLANNING

The property is currently used for storage however, prospective tenants are advised to make their own enquiries with Local Planning Authority, Bath & North East Somerset Council.

enquiries@bathnes.gov.uk / 01225 477000.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

BUSINESS RATES

Business rates are to be assessed.

However, prospective tenants are advised to make their own enquiries with regard to their own circumstances with the Local Valuation Office.

VAT

Figures are exclusive of VAT, if applicable.

EPC

EPC rating to be assess.

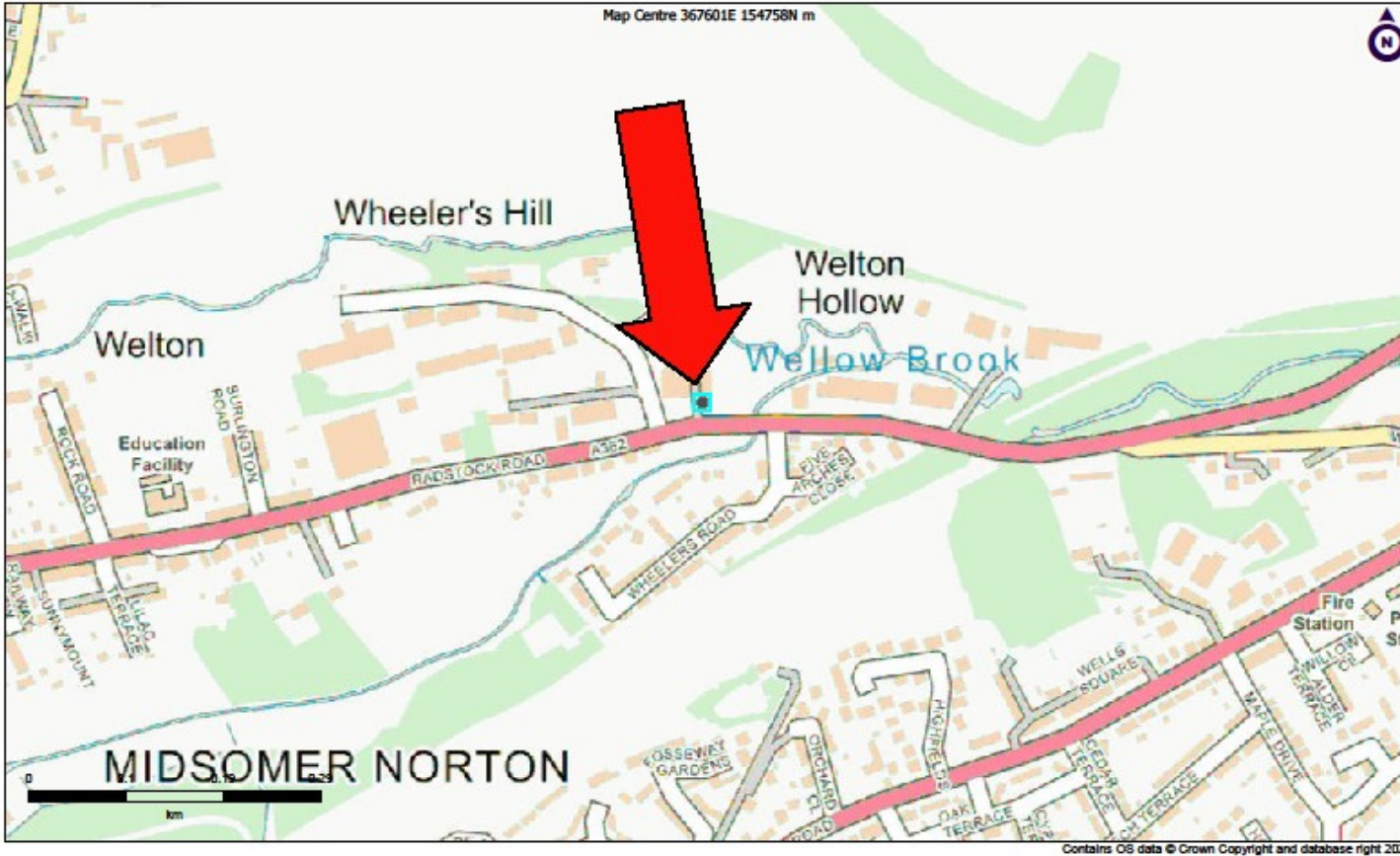
VIEWINGS

Access can be provided for viewings via Carter Jonas who are the sole agents of the property.



SUBJECT TO CONTRACT

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FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Alison Williams MRICS

0117 922 1222 | 07917041109

alison.williams@carterjonas.co.uk

Ed Cawse MRICS

0117 922 1222 | 07425 632476

Ed.cawse@carterjonas.co.uk

IMPORTANT INFORMATION

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November 2023

Carter Jonas