



To Let

Suite A Waterloo House
Waterloo Lane
Yeovil
Somerset, BA20 1TF

907 Sq Ft
(84.26 Sq M)

Key features

- Ground floor office suite
- Town centre location
- Air conditioning to majority of offices
- Wall mounted perimeter trunking



LOCATION

The property is located on the pedestrianised Waterloo Lane in Yeovil town centre. Yeovil is a major regional centre with a resident population of approximately 41,000 serving a further catchment population of around 120,000 within a 20 mile radius.

DESCRIPTION

A town centre ground floor part air conditioned office suite.

ACCOMMODATION

The suite extends to approximately 84.3 sq m (907 sq ft) and comprises 2 offices and a kitchen/staff room/office.

LEASE

A new effectively full repairing and insuring lease, terms to be negotiated.

RENT

£10,900 per annum, exclusive.

RATES

A search on the Valuation Office Agency website revealed that the Rateable Value is £9,200 (draft 2017 valuation - £6,700).

SERVICE CHARGE

A service charge is payable, further details on request.

LEGAL COSTS

Ingoing tenant to be responsible for the landlord's legal costs incurred in the transaction.

VALUE ADDED TAX

Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers receive will be assumed to be net of VAT unless stated otherwise.

ENERGY PERFORMANCE CERTIFICATE (EPC)

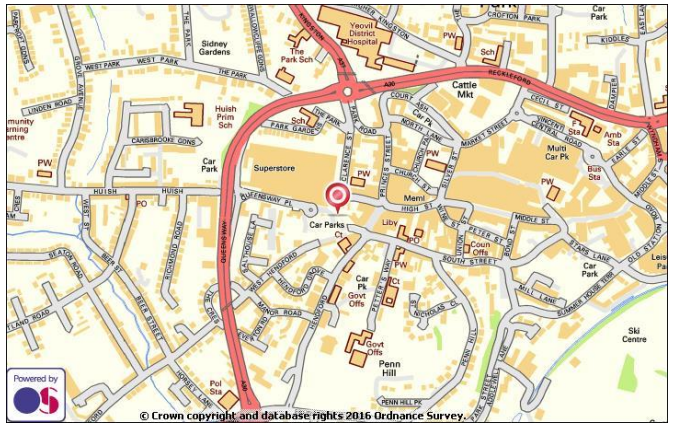
The EPC rating for this property is E (108).

NOTE

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: - www.leasingbusinesspremises.co.uk

FIXTURES AND FITTINGS

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



Viewing Arrangements:

RMW Knight
t: 01935 432044
e: sales@rmwknight.com

Chesters
t: 01935 415454
e: info@chesterscommercial.com

RMW Knight is a trading name of RMW Surveyors LLP (Hereafter RMWK).

Please note that these particulars are for guidance purposes only and nothing in these particulars constitute all or part of any contract, and no contract will exist or be deemed to exist until formal documentation has been completed by both parties.

All descriptions, statements, dimensions, references to availability, condition, and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility and prospective purchasers/lessees must satisfy themselves as to the accuracy of the details given to them either verbally, or within this or any other document provided and neither the owners, nor their agents shall be liable for any inaccuracies. No person employed by RMWK has any authority to make or give any representation or warranty whatsoever in relation to this property. Intending purchasers or tenants should by enquiry to this office, satisfy themselves as to the correctness and availability in each case before arrangements are made to travel and view.

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