

High Street Nailsea BS48 1AH

£400 Per Month

marktempler

COMMERCIAL, LAND & DEVELOPMENT





	PROPERTY TYPE		HOW BIG		WARMTH
	Office		318.00 sq ft		Electric
	PARKING		BUISNESS RATEABLE VALUE		EPC RATING
	One Allocated Space		£3,900		C

This first-floor office space is situated off The Courtyard on Nailsea High Street, offering a prime location just steps from Waitrose, cafes, shops, and convenient car parks. With a total area of 318 sq. ft., the premises feature a reception office (15'11" x 7'9") and a main office (15'10" x 11'3"). The space benefits from shared access to an entrance and restroom facilities with one other office. A designated parking space is also included for added convenience.

This office would ideally suit a start-up or those seeking a private one/two-person workspace in a convenient and accessible location.

A new lease is available with flexible terms to suit.



**VAT** Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase or rental. We recommend that prospective purchasers or lessees establish the VAT implications before entering into any agreement.

**Services** We are advised that mains electricity, water and sewerage are connected to the premises. We confirm we have not tested any of the service installations, and any occupier must satisfy themselves independently as to the state and condition of such items.

**Terms** The premises are offered by way of a commercial lease details of which are available upon request.

**Rates** Interested parties should make their own enquiries with the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment

**References** Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Single tenant application fee £295 and £200 for every applicant on the same tenancy thereafter.

Should a guarantor be required an additional application fee of £90

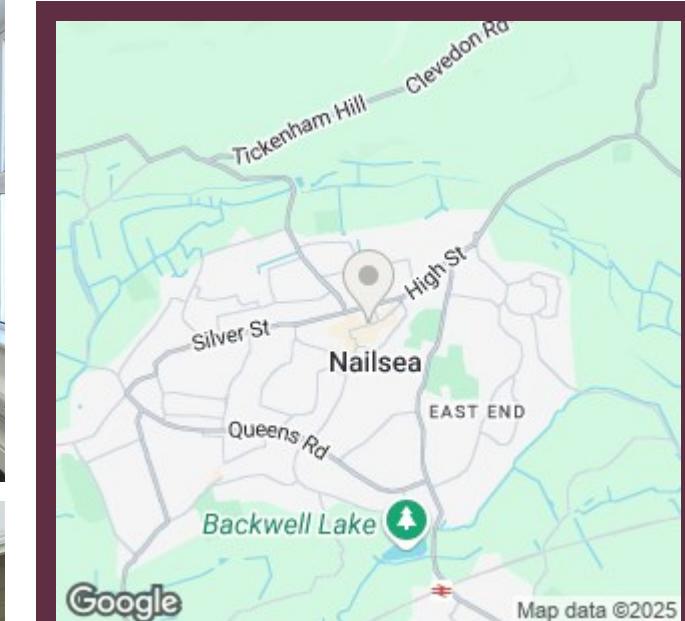
**Rental Deposit** Prospective occupiers may be required to provide a rental deposit.

**Legal Costs** All parties are to pay their legal costs.

**Asbestos Regulations**, It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the

Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Mark Templer commercial sales and lettings Commercial, Land and Development and accordingly we recommend you obtain advice from a specialist source

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Referral fee £255 + VAT. All referral fees are included within any quotes provided by the named companies.



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