

**UNIT 13 MILL ROAD INDUSTRIAL ESTATE,  
RADSTOCK BA3 5TX**

[PHOTO TO FOLLOW]

**Location**

The Unit is located on the Mill Road Industrial Estate approximately half a mile east of Radstock town Centre off the A362 to Frome.

**Accommodation**

A starter workshop with roller shutter door plus inset personnel door. Height to eaves is approx. 3.7m. Three phase electricity and mains water supply. The unit has its own WC and wash hand basin. There is allocated car parking to the front of the unit and ample street parking.

Ground Floor Workshop – 37.3 sq m (406 sq ft)

**Terms**

The premises are offered on an internal repairing plus service charge lease and will be contracted out of the provisions of the Landlord and Tenant Act 1954. The service charge is apportioned on a percentage floor area basis and charged separately to the rent. The landlord provides buildings insurance and the recharge is also apportioned on a floor area basis.

All measurements are approximate and measured in accordance with the relevant RICS Code of Measuring Practice

## **Rent**

Offers in the region of £5,400 per annum.

## **Rates**

Small Business Rate Relief would be available on the property subject to meeting the necessary criteria. Interested parties should make their own enquiries with the Rating Department – Tel: 01225 477000.

## **Legal Costs**

Each party to be responsible for their own legal costs.

## **Viewing and Further Information**

Strictly by prior appointment with Moira Baker on 07870 371299 or 01225 477359 or email: [moira\\_baker@bathnes.gov.uk](mailto:moira_baker@bathnes.gov.uk)

## **SUBJECT TO CONTRACT**

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