



Lyndon Brett Partnership

Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

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**TO LET**

## Granary Barn - Office

Office Building (E Use Class Consent) (36.91m<sup>2</sup> / 397ft<sup>2</sup>)

The Granary Barn, King Alfred Business Centre, North Newton TA7 0BB

£4,800 per annum (£400 per month)



The Association of Valuers  
of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 07718 563720

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## DESCRIPTION

A Granary Barn office building will be available from June 2026, in a beautiful country setting on the edge of Impens Farm, North Newton.

The office offers ideal space for a variety of local small businesses, who are looking for an idyllic location, with good access to A38 and J24 of the M5.

## ACCOMMODATION

The Granary building comprises an open plan office with separate kitchenette and WC facility.

The property benefits from natural light with tiled flooring and exposed beams, as well as electric panels.

The Granary comes with one car parking space plus a visitor space.

## SERVICES

Mains electricity, water and drainage are connected to the property.

Telephone lines available for connection subject to BT Regulations.

The Tenant will be responsible for utilities directly.

*(We confirm that we have not tested any of the service installations and any Tenant must satisfy themselves independently as to the state and condition of such items.)*

## EPC

An EPC is not required due to the size of the building (detached building with a total floor space under 50 square meters).

## RATES

The current rateable value for the property is £3,550.

*Relief from Business Rates may apply, subject to status; where the rateable value is less than £12,000, 100% relief applies and tapered relief from 100% to 0% where between £12,000 - £15,000*

## LOCATION

 8 miles north-east of Taunton

4 miles south of Bridgwater

28 miles south-west of Bristol

46 miles north-east of Exeter



A38 & M5 (Junction 24)



4.7 miles south of Bridgwater Railway Station



32 miles south-west of Bristol Airport

## SERVICE CHARGE

A service charge will be payable for the proportional area of occupation, to cover costs associated with external and communal decoration, repair and maintenance.

The current service charge costs for the property are £300 per annum - subject to review annually.

## BUILDINGS INSURANCE

The property is insured under the Landlord's policy and the Tenant will be required to reimburse the Landlord for the proportional premium payable.

Current annual premium payable for the property is £214.40 - subject to review annually

## TENURE & TERMS

The property is offered To Let by way of Full Repairing and Insuring Lease for a term to be agreed or a shorter term Licence agreement.

Under the terms of the agreement, the Tenant will be responsible for all internal repairs, decoration, maintenance including fire safety, plus maintenance and repair of doors, door frames and windows.

## RENT

The property is available at £4,800 per annum, exclusive.

## VAT

VAT is not applicable.

## DEPOSIT

A deposit equivalent to three month's rent or three years audited accounts will be required.

## LEGAL COSTS

The prospective Tenant is to be responsible for the Landlord's reasonable legal costs.

## ANTI MONEY LAUNDERING

A prospective Tenant will be required to provide relevant photo ID and proof of address to comply with current regulations.

## PLANNING

The prospective Tenant should make their own enquires to the Planning department regarding their proposals and intended use.

## RICS CODE OF PRACTICE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before entering into a business agreement.

The Code is available through professional institutions and trade associations.

## ASBESTOS

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 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Lyndon Brett Partnership and accordingly we recommend you obtain advice from a specialist source.

## IMPORTANT NOTICE

These particulars are believed to be correct at the time of preparation but their accuracy is not guaranteed and do not form part of any contract.

