

Gilyard

Scarth

Commercial



Somerton, Somerset

Retail unit to let via lease for assignment

£8,750 p.a.

Bingham House, West Street, Somerton TA11 7PS

Location/Situation

Bingham House is located in the centre of West Street which forms part of the main retail and business area for the attractive market town of Somerton. The building can be found on the main thoroughfare of Somerton immediately opposite the entrance to the major car park of the town.

Description

Bingham House is one of a pair of interesting properties currently set out as a retail shop unit. The building is constructed of natural stone elevations under a pitched roof covered with tiles. Whilst having an older style appearance, Bingham House was completely rebuilt in the 1990s.

The property shares a small courtyard area at the rear that provides parking and commercial delivery access. A special feature of the premises is the good level of fit out throughout and the accommodation on both floors extends to 822 sq. ft. (76.4m²)

Tenure

Bingham House is available via a lease assignment. The current lease is to Mr McGuire and Ms Holder for a period of 12 years from the 8th February 2006.

The current passing rent is £8,750p.a. There are three yearly upward-only rent reviews with associated tenant break clauses. The next rent review is the 8th February 2012. The current annual service charge is £200 p.a.

Rent

£8,750 per annum

VAT

Under the Finance Act 1989, we recommend that prospective purchasers satisfy themselves and establish any VAT implications prior to entering into agreement.

Legal Costs

The incoming Tenants shall meet the reasonable legal fees for this transaction.

Agents Note

These particulars and anything said or written by or on behalf of Gilyard Scarth in relation to this property may be regarded as a general guide only, and not as representations or warranties. Nor do they form part of any offer or contract. The Services at the property have not been tested. The plans which form part of these particulars are illustrative only and are not to scale.

GilyardScarth.co.uk

Viewings

By appointment with

**Gilyard Scarth
Sherborne**

01935 817360



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