

Gilyard

**Scarth
Commercial**



West Lydford, Somerton

Modern single-storey detached building suitable for office B1 use in a very attractive rural location.

Rent Guide £3,500 p.a.

Perry Barn, Wellwood House, West Lydford TA11 7BU

Situation

This attractively appointed property lies on the outskirts of the village of West Lydford in the grounds of Wellwood House. The building has potential for a wide variety of uses, but would most likely suite office occupation. At present there is no commercial planning consent, so the appropriate permissions would need to be obtained for any suitable change of use.

Directions

At the crossroads with the traffic lights in the centre of Lydford head west from the A37 towards Keinton Mandeville and Somerton. After approximately half a mile Wellwood House will be found on the right hand side as the last property in the village of West Lydford. Passing through the gateway into the drive, the annexe will be seen as a detached building towards the western section of the site.

The Property

The accommodation is all at ground level, with this single storey building having been fitted out to provide good contemporary facilities which could be easily adapted for office or similar business purposes. B1 planning consent has been applied for. The main construction is of natural stone elevations under a pitched roof covered with tiles and the building benefits from many modern amenities including double glazed windows and gas fired central heating (not tested by Agents). The accommodation comprises the following:

Entrance Lobby	
Cloakroom with low level W.C. and washbasin.	
Front Room	7.82m ²
Room 2	8.64m ²
Room 3	8.64m ²
Main Room	<u>17.54m²</u>
Net lettable floor area	42.64m²
(approximately 460 sq. ft.)	

In line with this application the property will be given full independent and self contained status with the creation of a car parking area for several cars and fencing to identify the extent of the property.

Outside

To the front of the property is a shared driveway which provides access to the property and a number of car parking spaces.

Rating

The property has not yet been assessed for Business Rates. Please contact Mendip District Council, Council Offices Cannards Grave Road, Shepton Mallet, BA4 5BT.

Rent

£3,500 per annum

Letting Terms

A new lease with flexible terms to be contracted outside the Landlord & Tenant Act.

Legal Costs

Incoming tenant is to meet Landlord's reasonable legal costs incurred in formalising the letting arrangements.

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.

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