



Retail / Office Premises

To Let

Former Cocklemoor Gifts, Ensor House, Bow Street, Langport, Somerset, TA10 9PQ

- Well located property in popular South Somerset Town
- Good size business premises with rear car parking space and loading and unloading area
- Suitable for Retail or Office use
- Approximate Floor Area 74.31 sq m (800 sq ft)
- Flexible Lease Terms

Rental Guide £850 per calendar month exclusive

Location

Langport is a busy ancient market town in the heart of Somerset with a wide variety of retail premises, schools, churches and businesses supporting the local community and catchment area with a population of approximately 1,000.

The town is located 5 miles west of Somerton and 14 miles east of Taunton.

Ensor House is prominently situated on the main thoroughfare for Langport.

Description

The property is a grade ii listed building of brick construction with large ground floor display windows.

Internally the ground floor provides an open plan retail sales / office leading to rear office and side store area.

To the rear of the store is a communal kitchen shared with the adjoining shop and WC facility.

Accessed off Whatley Car park is a communal car park serving Ensor House where one car space is available to the shop with loading and unloading area.

Accommodation

The property has the following approximate internal accommodation:-

Ground Floor Office /Retail Area	52.02 sq m	560 sq ft
Rear Office	13.00 sq m	140 sq ft
Store	9.29 sq m	100 sq ft
Total	74.31 sq m	800 sq ft

Services

Electricity is available to the property.

Business Rates

Rateable Value April 2017 £8,200.

Qualifying Businesses that benefit from Small Business Rates Relief currently will not pay Business Rates.

Terms

The property is available to let for a term by arrangement on an internal repairing lease.

Rental Guide

The accommodation is available at a rental guide of £10,200 per annum exclusive (£850 per calendar month)

VAT

The property is not opted for tax and VAT will not be charged on the rent.

EPC

An EPC has been ordered for the property.

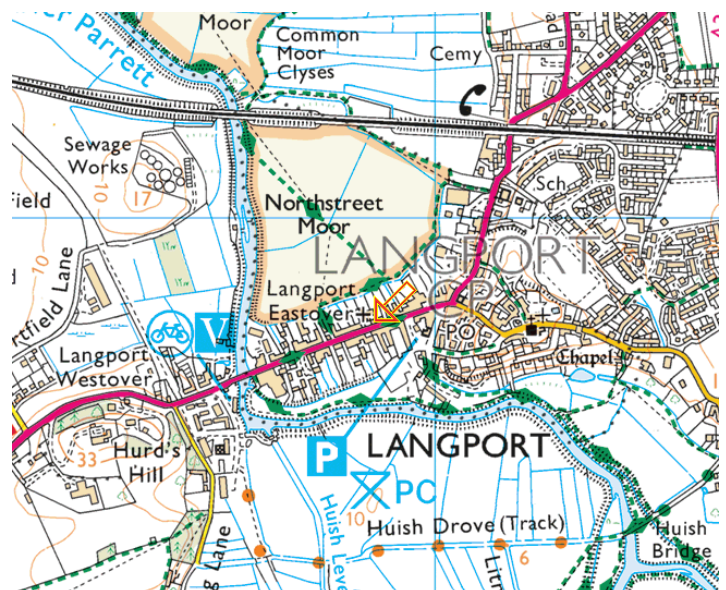
Viewing

Strictly by appointment with sole agents:-

Robert Clark
Greenslade Taylor Hunt,
22 Princes Street, Yeovil, Somerset, BA20 1EQ

Telephone: 01935 423474

Email: robert.clark@gth.net





Kitchen



Side Store



Rear Office



Views of Sales Area



Views of Sales Area

Important Notice –
These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.