


# TO LET

Retail Unit

## 800 sq.ft

(74.3 sq.m)

UNIT BENEFITS FROM CLASS E USE TYPE

## Unit 1, Bayliss Centre, BA16 0EX

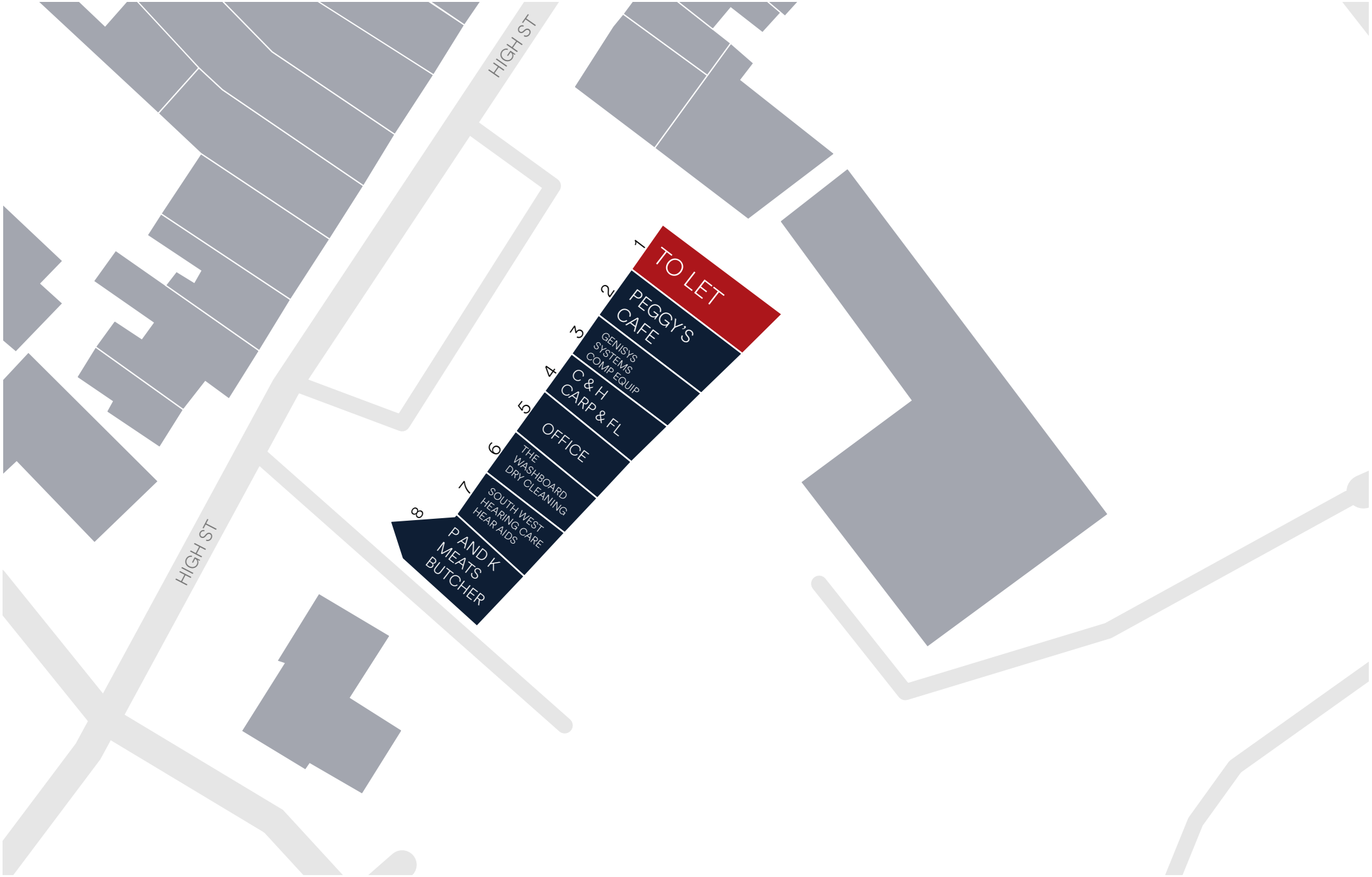
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- Ground floor retail unit
- Prominent corner plot along a main road
- Nearby retailers include P&K Meats, C&H Carpets and Peggy's Cafe

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# UNIT 1, BAYLISS CENTRE, BA16 0EX

# SITE PLAN



# UNIT 1, BAYLISS CENTRE, BA16 0EX

## Description
The Bayliss Centre is a well-established retail destination located on Street's busy High Street in Somerset. Benefiting from a prominent town-centre position as well as a diverse mix of occupiers and convenient on-site customer parking. The scheme offers excellent accessibility and visibility withing one of Somerset's most popular retail locations.

Unit 1 Bayliss Centre occupies a prominent roadside position with impressive return frontage, providing exceptional visibility and exposure along the main route to the high street. This strategic location benefits from strong passing traffic and excellent accessibility, with convenient on-site parking.

## Rent
£15,500 Per annum + VAT

## Rates
Rateable Value is £13,250 per annum + VAT
Estimated Rates Payable: £5,061.50 + VAT

## Services
The unit has electricity connected. Unit benefits from a single-phase power supply.

## Service Charge
Approximate Service Charge is £1,487.25.

## Insurance
£288 Per annum + VAT

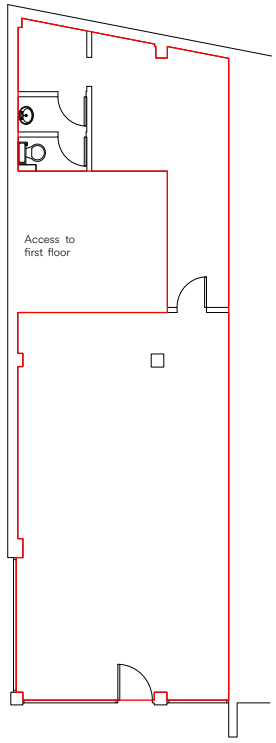
## Energy Performance
(B).Further information available upon request.

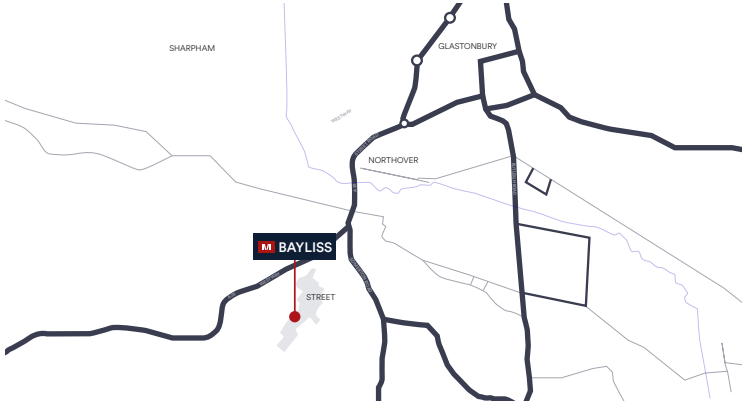
## Planning
It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## Legal Costs
Each party is responsible for their own legal costs in connection with the granting of a lease.

## VAT
VAT is payable on all sums due to the landlord under the terms of the lease.






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