# Lettings-R-Us

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# **Edford Hill**

, Holcombe, RADSTOCK, BA3 5GY

# Rental £1,640 pcm

1 bedroom Commercial Property available 15 December 2025

8 Harris Close, Frome, Somerset, BA11 5JY

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01373 454 188



## **Opening Times**

Mon 09.00 - 20.00; Tues 09.00 - 20.00 Wed 09.00 - 20.00; Thurs 09.00 - 20.00 Fri 09.00 - 20.00; Sat 09.00 - 20.00; Sun 09.00 - 20.00

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\* Unfurnished

### Situation

Lettings R Us is proud to present a commercial space available for rent Holcombe Hill. Radstock/Midsomer Norton. The office/workshop is situated on the edge of Mendip and occupies the entire ground floor and first floor, offering approximately 1200 square feet of space. The ground floor office contains ample space. kitchenette and a bathroom. The first floor features more office space, convenient fitted storage under the eaves, a unique circular window with views of the river and open countryside. The building benefits from its own entrance, gas central heating, double glazing, and a shared kitchen and cloakroom. The property also includes access to gardens and off-road parking, and is conveniently located next to the village pub, The Redan Inn, as well as a farm shop and kitchen. The space is versatile and can be used for various purposes - office space or studio space for example. It has a monthly rent of £1640 and an additional £100 per month for service charge. The property can be rented either furnished or unfurnished, including office desks and other furnishings as seen in the pictures at an extra cost. For enquiries or to arrange a viewing, please contact Lettings R Us. We are open 7 days a week, both during the day and in the evening. Important Note: The following charges are not included in the advertised rent of the property. TENANTS: If you choose to take the tenancy on one of our properties we will ask you to pay an agency fee (to cover the referencing) of £240.00 inclusive of VAT. This fee is taken as a holding fee to reserve you the Property and also it covers the cost of credit checks and referencing. The Property Ref: inst-5679

All measurements are approximate.

**Directions** 

#### **Further Information**

The deposit required is £1,740

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired, Company

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 360 Months

Creation Date: 23/11/2025