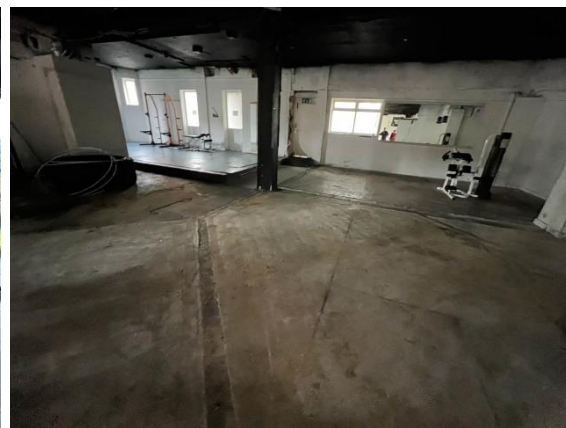
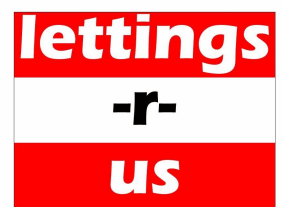


# Lettings-R-Us

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## Market Place

, Shepton Mallet, Somerset, BA4 5AZ

# Rental £3,750 pcm

1 bedroom Commercial Property available Now

8 Harris Close, Frome, Somerset,  
BA11 5JY

lettings@lettings-r-us.co.uk

## 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

\* Unfurnished

## Situation

Formally a Theatre School located in the heart of Shepton Mallet town centre. The property comprises of double doors leading to a light and airy ground floor area with full length windows and a basement. Would make a good restaurant/bar etc with planning permission if required. The asking price is £3750pcm but would look at lower offers based on the individual basis. Approximate measurements are: Basement floor – 126sqm, Ground Floor - 420sqm, Floor between Ground and First Floor - 35sqm. Available now. 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 agency fee is non-refundable if you decide to withdraw from the tenancy or if you fail your credit checks, it will be refundable if the landlord decides to withdraw. Property Particulars: We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective renters only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some Property Ref: inst-4925

All measurements are approximate.

## Further Information

The deposit required is £3,750

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

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

Creation Date: 26/07/2024

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Lettings-R-Us, 2024. Lettings-R-Us Registered in England No. 5117944