

122 High Street, Radstock , BA3 2DA

£1,250 PCM

- Wide Glazed Shop Frontage
- Versatile Retail Space
- Prominent Town Centre Location
- Parking Available

### # Commercial Retail / Office Premises To Let

The property provides versatile retail and office accommodation arranged over the ground floor, together with the benefit of rear parking facilities. The premises are suitable for a variety of retail, office or professional uses, subject to any necessary consents.

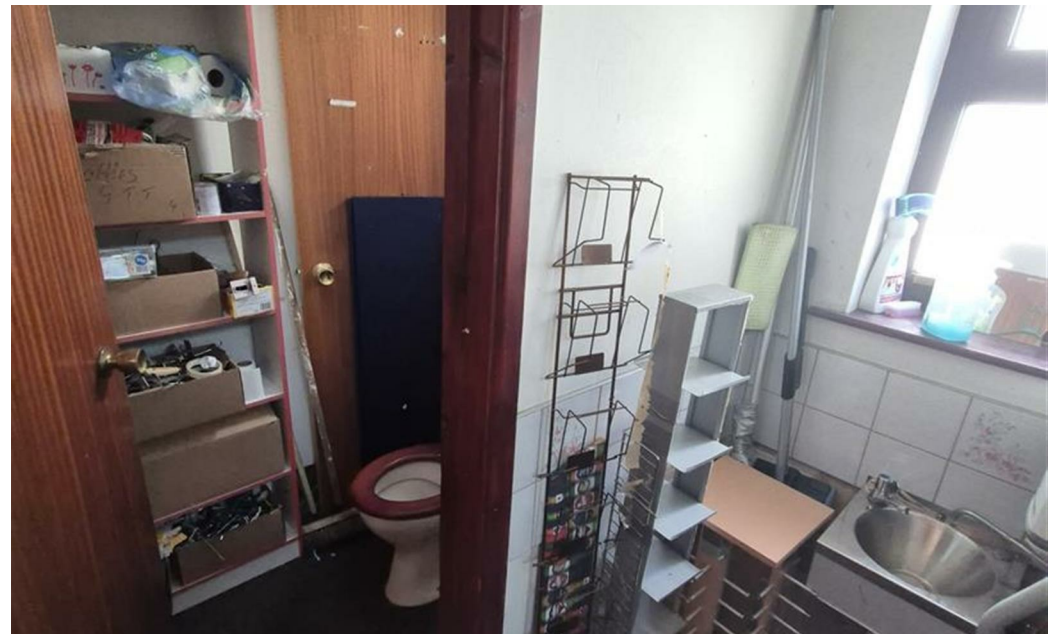
The main retail area has overall dimensions of approximately 5.97m x 19.64m maximum and can be partly subdivided to provide flexible working space. The accommodation benefits from a suspended ceiling with integrated lighting, traditional glazed shop frontage, security shutters, , heating and a rear fire exit.

A cloakroom facility is provided comprising a lobby area with wash hand basin and water heater over, leading to a separate WC with low-level suite.

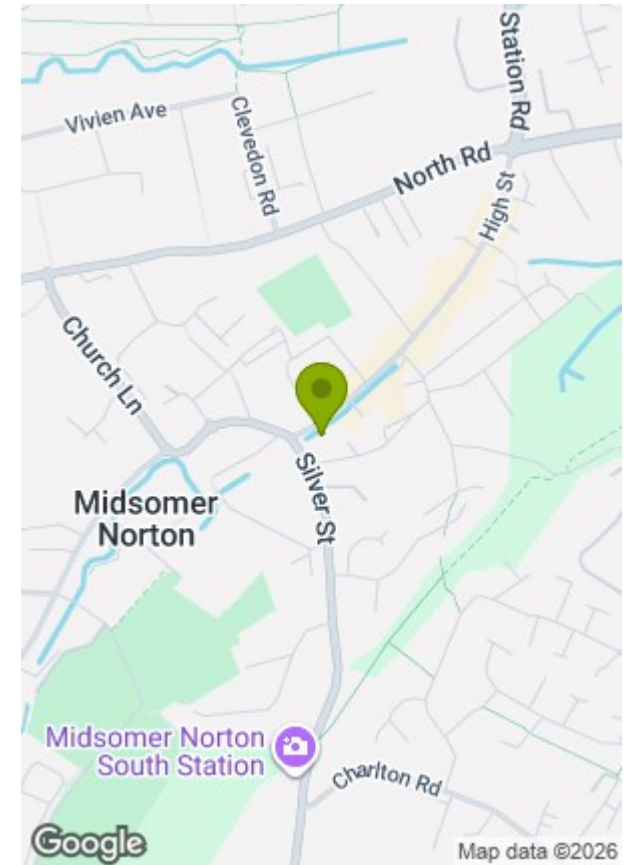
The ground floor extends to approximately 90.38 sq.m. (973 sq.ft.)

Externally, the property benefits from a shared tarmac parking courtyard

The property also benefits from part air conditioning, night storage heating







**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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