

Lettings-R-Us

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Edford Hill

, Holcombe, RADSTOCK, BA3 5GY

Rental £595 pcm

1 bedroom Commercial Property available 11 August 2025

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

Lettings R Us is proud to present a commercial space available for rent at Holcombe Hill, near Radstock/Midsomer Norton. The office/workshop is situated on the edge of Mendip and occupies the entire 1st floor, offering approximately 600 square feet of space. It features convenient fitted storage under the eaves, a unique circular window with views of the river and open countryside, 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. The lease terms and price are flexible, with a monthly rent of £595 and an additional £305 per month covering all bills, such as gas, electricity, high-speed internet (via True Speed), and water/sewage rates. The property can be rented either furnished or unfurnished, including office desks and other furnishings as seen in the pictures. For inquiries 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 agency fee is non-refundable if you decide to withdraw from the tenancy or if you fail your credit checks, it will Property Ref: inst-5679

All measurements are approximate.

Directions

Further Information

The deposit required is £900

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

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

Creation Date: 07/08/2025

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, 2025. Lettings-R-Us Registered in England No. 5117944