

# Lettings-R-Us

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## lettings

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## us



## Edford Hill

, Holcombe, Radstock, BA3 5GY

# Rental £450 pcm

1 bedroom Commercial Property available 01 April 2026

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

\* Unfurnished

## Situation

Lettings R Us is proud to present a commercial space available for rent at Holcombe Hill, near Radstock/Midsomer Norton. Office 1 is a ground floor office situated on the edge of Mendip and benefits from its own entrance and a ramp for disabled access. The office spaces are light and airy, and the space includes a kitchen and toilet. The building has gas central heating, underfloor heating and double glazing. The space is versatile and can be used for various purposes - office space or studio space for example. The furniture in the pictures can be purchased from the current tenants if desired. There is an additional £50 per month for service charge. 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. 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 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 Property Ref: inst-5860

All measurements are approximate.

## Further Information

The deposit required is £500

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

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

Creation Date: 05/03/2026

## 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, 2026. Lettings-R-Us Registered in England No. 5117944