



Retail Shop TO LET



14 Fore Street, Wellington, Somerset, TA21 8AQ.

- Prime town centre ground floor retail unit with basement storage.
- Retail Sales 725 sq ft / 63.36 sq m.
- Basement storage - 320 sq ft / 29.73 sq m. (Total 1,045 sq ft)
- Initial Rent: £12,000 per annum / £1,000 per month.

Contact: Tony Mc Donnell MRICS
Mobile: 07771 182608 / 01278 439439
Email: tony@cluff.co.uk

Chris Cluff MRICS
07802 385746
chris@cluff.co.uk

LOCATION – The property occupies a prime location within Wellington town centre adjoining many national retailers including WH Smith, Superdrug, Greggs, Co-op, with a Waitrose supermarket nearby as well as being adjacent to Natwest and the Wellington Library.

There is plentiful public car parking both at the rear of the property off Bulford and also off Fore Street.

Wellington is an attractive Somerset town located within a short journey of J26 of the M5 motorway. The town has a growing population, currently above 14,500, boasting a thriving business community and acting as a dormitory town for Taunton and Exeter.

DESCRIPTION – The property comprises a ground floor shop and basement storage area within a very attractive Georgian Grade II listed building.

The property has been refurbished to a high standard by the present owners and offers a rare opportunity to occupy an impressive shop premise which is ready for immediate occupation.

The shop itself has a period timber shop front and fascia, with an inset doorway and glazed door leading into the shop.

Within the shop is a raised display plinth to the window, stripped wooden floorboards, high ceilings and spot lighting. The front shop measures approximately 20'3" by 21'9" deep.

An archway leads into the rear shop area, with rear window, high ceiling, spot lights and stripped wooden floor. To the rear of this room is access to a cloakroom and kitchenette facilities. There is access to the basement and a small cupboard. The basement has also been recently refurbished and dry-lined to create two useful store rooms with a staircase leading to the shop above.

SERVICES – All main services are connected. There is provision for gas central heating.

ACCOMMODATION

Ground floor:

Front Retail Area	420 sq ft	39.02 sq m
Rear Retail Area	<u>305 sq ft</u>	<u>28.34 sq m</u>
Total:	725 sq ft	67.36 sq m

Basement:

Storage	320 sq ft	29.73 sq m
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BUSINESS RATES – The 2017 rateable value is £11,750 per annum. Small business allowances may be available, please confirm by speaking with Taunton Deane Borough Council.

TERMS – A new lease is available for a minimum period of six years at an initial annual rent of £12,000. After the first year of the lease term, the annual rent will increase to £14,950 per annum. VAT is not applicable. Full terms are available upon application.

The freehold interest in the property to include two flats and further accommodation may be available by separate negotiation. Further information available upon request.

LEGAL COSTS – The proposed tenant will be responsible for the Landlords reasonable legal costs associated with drawing up the new lease.

VIEWINGS –

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These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

LOCATION PLAN

