

Viewing: strictly by appointment through the Agent

**43 HIGH STREET
WELLINGTON
SOMERSET
TA21 8QY**

**SUPERB GRADE II LISTED PERIOD INVESTMENT PROPERTY
COMPRISING D1 AND RESIDENTIAL TENANTS
CURRENTLY FULLY LET PRODUCING £25,500 PER ANNUM**

FOR SALE £325,000 (initial yield 7.8%)



LOCATION

The property is located close to the centre of the town of Wellington, Somerset, well located for access to the M5 motorway at junction 26, and situated approximately 7 miles south west of Taunton. Wellington has a population of approximately 14,500 people, a number of established local businesses, and two successful business parks.

The town centre boasts a range of shops including Waitrose and Co-op Supermarkets and a wide variety of individual small retailers.

The property is located close to the junction of Longforth Road with its large public car park which is adjacent to the Co-op.

DESCRIPTION

43 High Street comprises a Grade II listed former town house with accommodation arranged on three floors plus a basement.

The property is Grade II listed along with a group of adjoining properties, the building dating from the late 1700's and noted features being the original door, railings and windows.



The accommodation within the property is arranged to provide ground floor dental surgery, together with two spacious one bedroom flats on the first and second floors, each having a similar arrangement with large front sitting room, bathroom and kitchen within the centre, and large bedroom at the rear, the first floor having a projecting bay window.

An unusual feature of the property is the further single storey cottage in the rear garden of the property which is accessed via the front railings and steps, through the basement and into the rear garden.

The flats are all let and they all have gas fired central heating.

We are awaiting a full inspection of all of the property, but the top flat was found to be in good condition and several years ago substantial refurbishment works were carried out to the interior and exterior of the property.

The property was presented in very good condition.

ACCOMMODATION

Ground floor – dentist practice	420sqft
First floor – 1 bedroom flat	625sqft (approximately)
Second floor – Flat C	672sqft
Garden flat/cottage	not inspected

INCOME AND TENANCY

Ground floor

Let to Woodlands Dental Surgery at £9,000 per annum on a 20 year lease effective from 1st September 2015 incorporating three yearly break clauses and rent reviews.

Flats let as follows on Shorthold Assured Tenancies:-

Garden flat	£380 per month
Flat B	£500 per month
Flat C	<u>£495 per month</u>
Total current income	£25,500 per annum

PRICE

£325,000 (VAT not applicable) for the freehold interest.

Further information strictly by application to the sole agents Cluff Commercial, 11a Cornhill, Bridgwater, Somerset TA6 3BU

Please contact:

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

Tony McDonnell MRICS
07771 182608
tony@cluff.co.uk