



## TO LET – OFFICES / D1 Use

Town Centre – Ground and First Floor Dental Practice (D1 use)



### **63 HIGH STREET, WELLINGTON, SOMERSET, TA21 8QY.**

- Prominent town centre location along High Street within a short walk of the town centre and nearby public car parking as well as Waitrose and Asda.
- Ground floor offices - 587 sq ft (54.53 sq m), kitchenette 124 sq ft (11.52 sq m) and store room 47 sq ft (4.37 sq m).
- First floor offices - 567 sq ft / 52.68 sq m.
- Total accommodation: 1,325 sq ft / 123.10 sq m.
- Rent: £13,250 per annum / £1,105 per month (plus VAT).

Contact: Tony Mc Donnell MRICS  
Mobile: 07771 182608 / 01278 439439  
Email: [tony@cluff.co.uk](mailto:tony@cluff.co.uk)

## LOCATION

63 High Street occupies a prominent position fronting onto High Street (B3187), a busy route into the town centre. Junction 26 of the M5 motorway is located approximately 2 miles to the south east.

There is plentiful public car parking nearby within the Asda car park and the Waitrose car park.

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

63 High Street, known locally as the High Street Dental Practice, provides office accommodation over ground and first floors suitable for use as a clinic or health centre, as a dental practice or any other use permitted under D1.

The ground floor is arranged as a reception area, a front office, a staff kitchenette with a WC facility adjacent as well as two store rooms, the larger of which could also be used as an office. The first floor is arranged as five office rooms, three at the front and two at the rear of the property, with centrally located toilet at the rear.

The property has gas central heating, UPVc double glazed windows, CAT II lighting in the offices and reception areas; air conditioning in most office rooms, fitted units in the kitchenette. The property is not DDA compliant.

The premises has the benefit of D1 (Medical & Clinic) Use. Alternative uses to include B1 Offices and A2 Financial and Professional use will be considered, subject to the relevant planning consent be obtained.

## ACCOMMODATION

Our measured gross internal floor areas are as follow:-

### Ground Floor:

Reception -	246 sq ft / 22.91 sq m.
Kitchenette -	124 sq ft / 11.51 sq m.
Office -	202 sq ft / 18.75 sq m.
Rear Store/Office -	139 sq ft / 12.88 sq m.
Rear Store -	<u>47 sq ft / 4.37 sq m.</u>
<b>Total:</b>	<b>758 sq ft / 70.42 sq m</b>

### First Floor:

Office 1 -	128 sq ft / 11.88 sq m.
Office 2 -	124 sq ft / 11.48 sq m.
Office 3 -	96 sq ft / 8.93 sq m.
Office 4 -	110 sq ft / 10.18 sq m.
Office 5 -	<u>109 sq ft / 10.09 sq m.</u>
<b>Total:</b>	<b>567 sq ft / 52.56 sq m.</b>

## BUSINESS RATES

Rateable Value is £7,700. Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupation may trigger an adjustment in the rating assessment.

## LEASE TERMS

The premises are available via a new lease for a term by arrangement at an annual rent of **£13,250 per annum**.

## EPC

Rating D94.

## LEGAL COSTS

Each party will be responsible their own legal costs incurred.

## VIEWINGS

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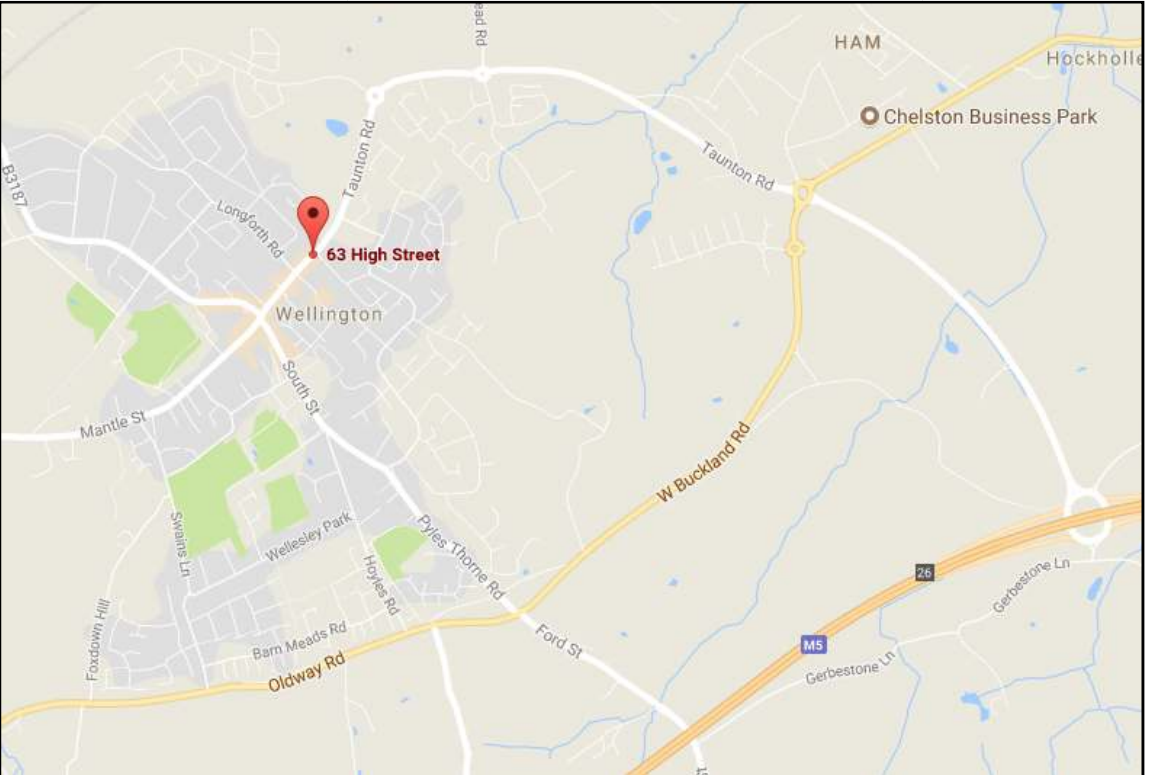
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**FLOOR PLANS**

Note: The floor plan is not to scale.



**LOCATION PLAN**



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.