



Ground Floor Retail Premises

FOR SALE / TO LET



18 High Street, Wellington, Somerset, TA21 8RA.

- Prime town centre ground floor retail unit.
- Suitable for A1 and potential for A2 use (subject to planning).
- Total Accommodation 655 sq ft / 60.85 sq m.
- Rent: £8,000 per annum / £667 per month.
- Freehold Available at a guide price of £100,000.

Contact: Tony Mc Donnell MRICS

Mobile: 07771 182608 / 01278 439439

Email: tony@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 Natwest and the Wellington Library.

There is plentiful public car parking in the town centre.

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 – This Grade II listed property comprises a ground floor retail premises, formerly a retail clothes shop.

The property offers a rare opportunity to occupy a traditional shop premise within the town centre.

The property has retail (A1 use), with financial and professional (A2) use as well as the possibility for use as a café premises, subject to obtaining the required planning consent.

SERVICES – Mains water, single phase electricity and drainage are connected. The property also has an alarm fitted and a side pedestrian rear entrance.

ACCOMMODATION

Ground floor:

Front Retail Area	368 sq ft	34.22 sq m
Rear Retail Area	<u>287 sq ft</u>	<u>26.63 sq m</u>
Total:	655 sq ft	60.85 sq m

Rear welfare facilities – WC, wash hand basin and a separate stainless-steel sink for making tea/coffee.

BUSINESS RATES – The 2017 rateable value is approximately £7,700 per annum. Enquiries should be made with Somerset West and Taunton Council concerning your intended use of the property as a change of use may result in a change in the assessment. EPC – the property is Grade II listed.

TERMS – A new lease is available for a minimum term of five years at £8,000 per annum. Full terms are available upon application.

The freehold interest in the property is available at a guide price of £100,000.

The upper floors are sold off on an initial 100 year long leasehold interest.

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

FURTHER INFORMATION AND VIEWINGS –

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

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.