



**Ground Floor Class E Premises
TO LET**



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

- Prime town centre ground floor retail unit.
- Suitable for alternative uses under Class E.
- Total Accommodation 655 sq ft / 60.85 sq m.
- Rent: £10,000 per annum / £833.33 per month.

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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 hair saloon.

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

The property has Class E use, suitable for a wide range of business uses.

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 2023 rateable value is approximately £7,900 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 £10,000 per annum. Full terms are available upon application.

(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 –

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