



Ground Floor Retail Premises TO LET



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

- Prime town centre ground floor retail unit.
- Rear parking area.
- Suitable for A1/2 and A3/5 use, subject to planning.
- Total Accommodation 1,300 sq ft / 120.77 sq m.
- Rent: £18,500 per annum / £1,541.66 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 being adjacent to Natwest and the Wellington Library.

There is plentiful public car parking in the town centre as well as private parking to the rear of the property.

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 retail premises, formerly a Barclays banking premises.

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

The property lends itself for use as retail (A1 use), financial and professional (A2 use) and also the possibility as a café or restaurant premises, subject to obtaining the required planning consent.

SERVICES – All main services are connected. Mains gas is also connected.

ACCOMMODATION

Ground floor:

Front Retail Area	592 sq ft	55.00 sq m
Rear Retail Area	112 sq ft	10.41 sq m
Rear Areas	471 sq ft	43.76 sq m
Safe Room	<u>128 sq ft</u>	<u>11.89 sq m</u>
Total:	1,303 sq ft	121.05 sq m

Rear welfare facilities

BUSINESS RATES – The 2017 rateable value is approximately £17,300 per annum. Presently the whole property is assessed under one rating. 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 rating of D84.

TERMS – A new lease is available for a minimum period of five years at £18,500 per annum. Full terms are available upon application.

The freehold interest in the property to include the two upper floors, which can provide residential accommodation subject to planning, may be available by separate negotiation. Further information available upon request.

LEGAL COSTS – The proposed tenant will be responsible for a contribution towards 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

