



First and Second Floor Offices TO LET



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

- Town centre first and second floor offices.
- Private secure rear parking area.
- First Floor Offices – 725 sq ft / 67.35 sq m.
- Second Floor Offices – 302 sq ft / 28.06 sq m.
- Total Accommodation 1,027 sq ft / 95.41 sq m.
- Rent: £12,000 per annum / £1,000 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 secure 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 first and second floor offices, within the former Barclays banking premises.

The offices are accessible via the front along Fore Street as well as via the rear parking area.

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

ACCOMMODATION

First Floor:

Offices	725 sq ft	67.35 sq m
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Second Floor:

Safe Room	<u>302 sq ft</u>	<u>28.06 sq m</u>
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Total:	1,027 sq ft	95.41 sq m
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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 – Rating of D84.

TERMS – A new lease is available for a minimum period of three years at £12,000 per annum. Full terms are available upon application.

The freehold interest in the property to include the ground floor premises, 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.

