



TOWN CENTRE RETAIL PREMISES TO LET



3 Fore Street, Wellington, Somerset, TA21 8AA.

- Prime town centre ground floor retail premises with basement.
- Ground Floor Accommodation – 700 sq ft / 65.03 sq m.
- Basement Accommodation – 320 sq ft / 29.73 sq m.
- New lease by arrangement.
- Rent: £14,000 per annum.

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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 and the Wellington Library.

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 ground floor retail sales area with a basement providing additional storage, staff welfare facilities and a kitchenette.

The premises is fitted out for retail use, with perimeter shelving and display units, with a lino floor covering and suspended ceilings with inset Cat II lighting. Heating is by way of gas radiators.

The basement provides a kitchenette, a separate office room, two store rooms and a WC facility.

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

ACCOMMODATION

Retail area	700 sq ft	65.03 sq m
Basement	<u>320 sq ft</u>	<u>29.73 sq m</u>
Total:	1,020 sq ft	94.76 sq m

BUSINESS RATES – The 2017 rateable value is approximately £14,250 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.

The property has an EPC rating of D89.

TERMS – A new lease is available for a minimum period of five years at £14,000 per annum. Full terms are available upon application.

LEGAL COSTS – The proposed new 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.

