



Town Centre Workshop Unit
TO LET



Three Cups, Bulford Lane, Wellington, Somerset, TA21 8DE.

- Workshop premises, with internal offices and an external yard area.
- Located close to Wellington's town centre.
- J26 of M5 approx 2.2 miles to the east.
- Total Accommodation: 1,270 sq ft / 117.99 sq m.
- Rent: **£11,000 per annum.** (£917 per month)
- VAT is payable.

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LOCATION

The property is located on Bulford Lane, which lies off Fore Street within the central area of Wellington's town centre.

J26 of the M5 motorway is approximately 2.2 miles to the east of this location.

Wellington is an expanding town with significant residential development presently underway delivering hundreds of new houses.

DESCRIPTION

A detached workshop unit arranged on the ground floor set within a good sized yard area for parking or external storage. The most recent use was as a Chapel of Rest. Previously the unit was used as a MOT test centre and vehicle repair workshop.

The unit has been subdivided internally to provide a workshop area (725 sq ft) served by two roller shutter doors at the left hand gable side. Internally, the space also provides a reception/office and a further office room (total 220 sq ft); a large kitchenette area (220 sq ft) and a separate WC facility.

The minimum eaves height is 2.65 m rising to 5.3 m.

The unit benefits from mains drainage, water and three phase electricity. Heating is by way of electric heaters. There is also an alarm and a fire detection system in place.

ACCOMMODATION

Workshop	725 sq ft / 67.35 sq m
Reception Office	110 sq ft / 10.22 sq m
Office	110 sq ft / 10.22 sq m
Kitchenette	220 sq ft / 20.44 sq m

BUSINESS RATES

Rateable Value is £9,600. Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupation may trigger an adjustment in the rating assessment.

TERMS

A new lease for a minimum term of five years, on full repairing and insuring terms at £11,000 per annum. There will be three yearly rent reviews. Vacant possession is available from early 2021.

VAT

VAT is payable.

EPC

An EPC has been commissioned and will be made available shortly.

CONTACT

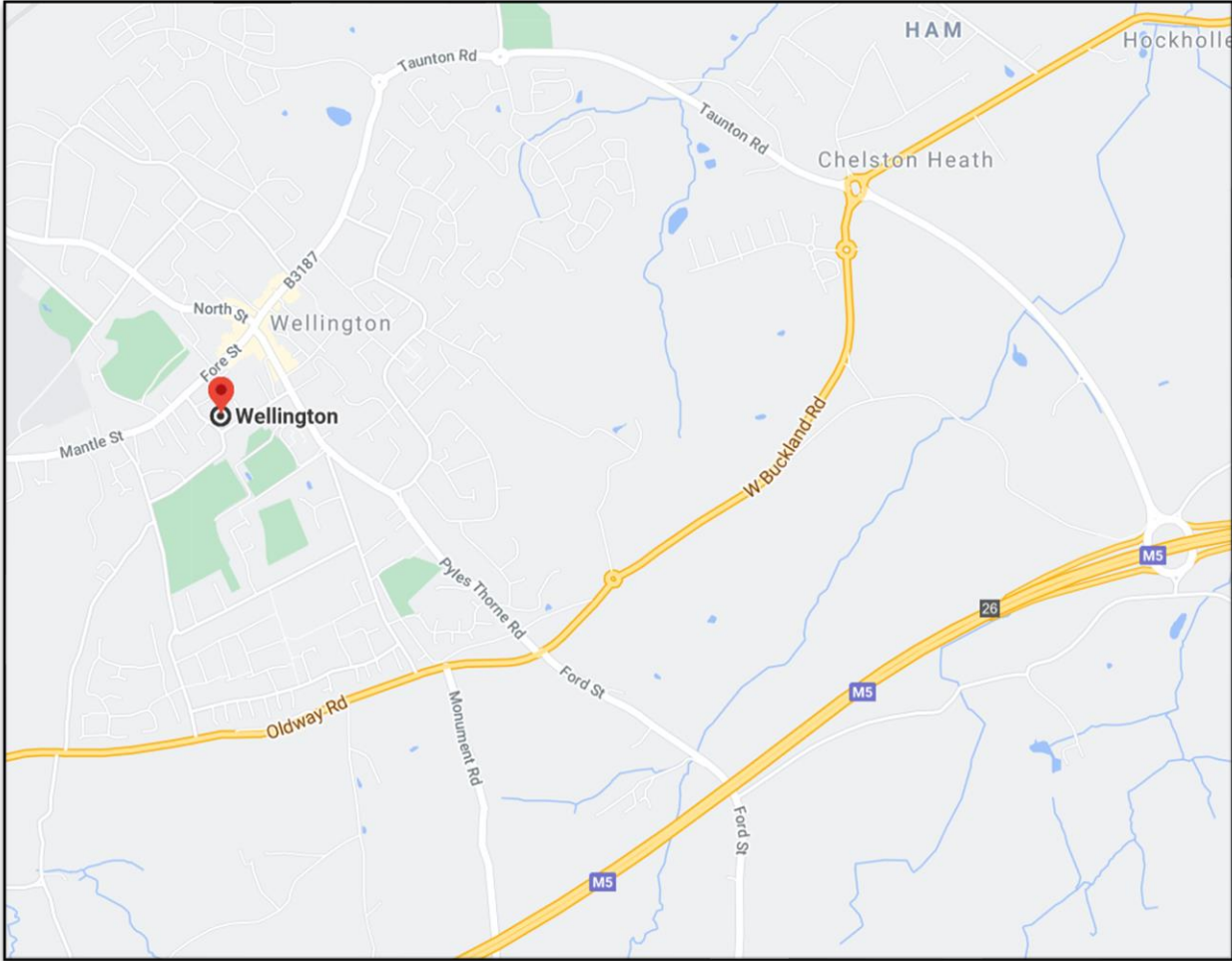
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These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed, and they are expressly excluded from any contract.

LOCATION A PLAN



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