



## TOWN CENTRE RETAIL/CAFE PROPERTY TO LET



### 2 High Street, Wellington, Somerset, TA21 8RA.

- Prime town centre commercial premises.
- Ground Floor Accommodation – 770 sq ft / 71.50 sq m.
- First Floor Accommodation – 316 sq ft / 29.36 sq m.
- Second Floor Accommodation – 325 sq ft / 30.10 sq m.
- New lease by arrangement – Rent upon application.

Contact: Tony Mc Donnell MRICS

Mobile: 07771 182608

Email: [tony@cluff.co.uk](mailto:tony@cluff.co.uk)

**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 a corner positioned ground floor retail sales area, most recently trading as a café, with rear preparation and storage rooms. There are two ancillary store rooms on the first floor, as well as separate male and female WC facilities.

The second floor provides three further ancillary store rooms and two further WC facilities. This area requires investment to upgrade the present condition. The third floor provides further ancillary storage accommodation.

The premises is fitted out for cafe use within the ground floor. Heating is by way of gas radiators.

The property is Grade II listed.

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

#### **ACCOMMODATION**

Ground Floor:

Retail/Café Area	608 sq ft	56.60 sq m
Rear Preparation	111 sq ft	10.32 sq m
Rear Stores	52 sq ft	4.78 sq m

First Floor:

Ancillary Rooms	316 sq ft	29.36 sq m
WC's	97 sq ft	9.06 sq m

Second Floor:

Ancillary Rooms	325 sq ft	30.09 sq m
WC's	230 sq ft	21.33 sq m

**BUSINESS RATES** – The 2017 rateable value is approximately £12,000 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 term of five years. Rent 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** –

Contact: Tony Mc Donnell MRICS  
Mobile: 07771 182608 / 01278 439439  
Email: [tony@cluff.co.uk](mailto:tony@cluff.co.uk)

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

