

WELLINGTON

SHOP PREMISES

TO LET

53.83 m² (580 ft²)



6 SOUTH STREET, WELLINGTON, SOMERSET, TA21 8NS

Victoria House • Victoria Street • Taunton TA1 3FA

HATFIELD WHITE LTD, for themselves and the vendors or lessors of this property for whom they act as agents, give notice that: (i) these particulars do not constitute part of, an offer or contract, (ii) the accuracy of any description, dimensions, references to condition, necessary permission for use/occupation and any other details contained herein is not guaranteed and is for general guidance only. Prospective purchasers or tenants must not rely upon them as statements or representations of fact, and must satisfy themselves as to their accuracy, (iii) any reference to mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state of condition, or that it is capable of fulfilling its intended function, or that it is Year 2000 compliant, (iv) neither Hatfield White Limited nor any of its employees or representatives has any authority to make or give any representation or warranty in relation to the property, (v) any price or rent quoted in these particulars is exclusive of VAT which may be payable in addition.

www.hatfieldwhite.co.uk

01823 353033

LOCATION

Wellington, population circa 14,500 (2014 data), is situated to the north of the M5 Motorway some seven miles west of Taunton, and 55 miles south-west of Bristol. The property is situated within a good secondary retail pitch close to national multiple retailers including Greggs, WH Smith, Superdrug, First Choice, and Coop, as well as local traders. (Please see street traders plan attached).

DESCRIPTION

The property comprises the ground floor and basement of a mid-terraced three storey period building providing a retail showroom at ground floor together with ancillary storage accommodation at basement level. Servicing is through the frontage. Limited on street parking is available nearby, and the town has plenty of parking within municipal town centre car parks.

The property has established A1 Retail use, and offers potential for B1 (Business/Financial Service), and A3/A4/A5 (Food and Drink) uses under the Town and Country Planning (Use Classes) Order 1987, subject to planning consent. Interested parties should make enquiries to Somerset Council (Tel 01823-356356).

FLOOR AREAS

| | m² | sq ft |
|---------------------------|----------------------|--------------|
| Ground floor – Sales Area | 43.93 | (473) |
| Basement Storage | 9.90 | (107) |
| Total | 53.83 | (580) |

RENT

The property is offered to let on a new five year full repairing and insuring lease (by service charge) subject to a market rent review at year three, at a commencing rental of **£7,500 per annum exclusive**

(No VAT is payable on the rent of this property)

RATES & ENERGY PERFORMANCE

The entry within the 2017 Rating List relating to the property are as follows:

| Description | Rateable Value |
|--------------------|-----------------------|
| Shop and Premises | RV£6,500 |

For details of rates payable please contact Somerset West and Taunton Council (Tel 01823 356356)

Small Business Relief may apply

Energy Performance Certificate: **Applied for**

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION AND VIEWING

Please contact David White at this office:

Telephone: **01823 353033.**

Email: dwhite@hatfieldwhite.co.uk

Print date 07 March 2025



NOT TO SCALE

This plan is based upon the Ordnance Survey Map with the sanction of the controller of HM Stationery Office Crown Copyright Reserved, Licence No ES100015159. Chas E Goad Ltd & Geographers A-Z Map Co Ltd where applicable. This plan is published for convenience of identification only and although believed to be correct is not guaranteed and it does not form any part of any contract

