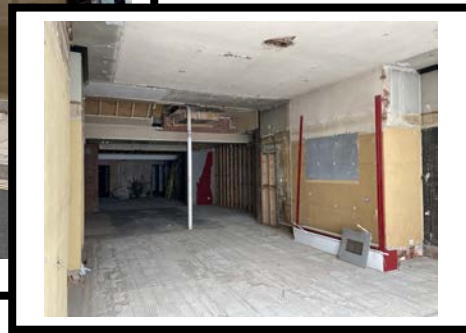


# WELLINGTON

GROUND FLOOR SHOP PREMISES

**TO LET**

75.62 m<sup>2</sup> (814 ft<sup>2</sup>)



25 FORE STREET, WELLINGTON, SOMERSET, TA21 8AA

Victoria House • Victoria Street • Taunton TA1 3FA • Fax: 01823 353133

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**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 retail pitch close to national multiple retailers including Greggs, WH Smith, Superdrug, First Choice, Lloyds Bank and Coop, as well as local traders. (Please see street traders plan attached).

## DESCRIPTION

The property comprises the ground floor of a mid-terraced five storey period building providing a good sized retail showroom. There is a basement level, interrupted by columns, which could provide remote storage accommodation. 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 A2 Retail use, and offers potential for A1 (Retail), as well as 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 West and Taunton Council (Tel 01823-356356).

## FLOOR AREAS

	m <sup>2</sup>	sq ft
Ground floor – Sales Area (Plus Basement Storage) <i>(A reduced sized shop may be available by negotiation)</i>	75.62	(814)

## RENT

The property is offered to let on a new full repairing and insuring lease (by service charge) for a term to be agreed, subject to market rent reviews at three yearly intervals, 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
Betting Shop and Premises	RV£10,500

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

**Small Business Relief may apply**

Energy Performance Certificate: **Band C (70)**

## 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](mailto:dwhite@hatfieldwhite.co.uk)

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NOT TO SCALE

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