

# WELLINGTON

SHOP PREMISES

**TO LET**

92.47 m<sup>2</sup> (995 ft<sup>2</sup>)



**9 SOUTH STREET, WELLINGTON, SOMERSET, TA21 8NR**

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

## DESCRIPTION

The property comprises the ground floor of a mid-terraced two storey period building providing a good sized retail showroom together with ancillary 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 previously had 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 Taunton Deane Borough Council (Tel 01823-356356).

## FLOOR AREAS

	m <sup>2</sup>	sq ft
Ground floor – Sales Area	59.74	(643)
Ground Floor – Ancillary	25.18	(271)
Ground Floor – Yard Store	7.55	(81)
Total	92.47	(995)

## 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 **£10,000 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	RVE7,600

For details of rates payable please contact Taunton Deane Borough Council (Tel 01823 356356)

**Small Business Relief may apply**

Energy Performance Certificate: **Not Applicable - The property is Grade II Listed**

## 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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