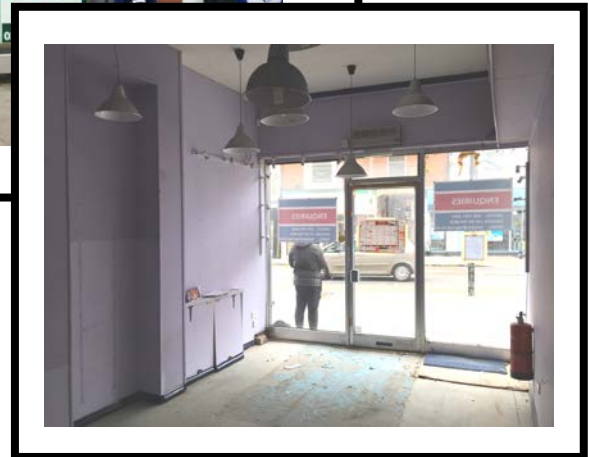


WELLINGTON

SHOP PREMISES

TO LET

783 ft² (72.71 m²)



4 FORE STREET, WELLINGTON, SOMERSET, TA21 8AQ

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

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01823 353033

LOCATION

Wellington, population circa 15,000, 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 prime retail pitch close to national multiple retailers including Greggs, WH Smith, Superdrug, First Choice, William Hill, and the main High Street Banks, as well as local traders. (Please see street traders plan attached).

DESCRIPTION

The property comprises the ground floor a terraced three storey period building providing a good sized retail showroom. WC accommodation is located at the rear. 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 (subject to planning) for A2 (Office), and A3/A4/A5 (Food and Drink) uses under the Town and Country Planning (Use Classes) Order 1987. Interested parties should make enquiries to Taunton Deane Borough Council (Tel 01823-356356).

FLOOR AREAS

Ground floor – Sales Area	ft ² 783	(m ²) (72.71)
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Gross Frontage	17 ft 3 in	(5.24 m)
Net Frontage	10 ft 11 in	(3.34 m)
Shop Depth	91 ft 9 in	(27.99 m)

LEASE TERMS & RENT

The property is offered to let as a whole on a new ten year full repairing and insuring lease subject to three yearly rent reviews.

The commencing rental for the whole shall be £10,000 per annum exclusive

RATES & ENERGY PERFORMANCE

The entries within the 2010 and 2017 Rating List relating to the property are as follows:

Description	2010 List Rateable Value	2017 List Rateable Value
Shop & Premises	RVE8,500	RVE11,000

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

Energy Performance Certificate: **Band E**

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

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NOT TO SCALE

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