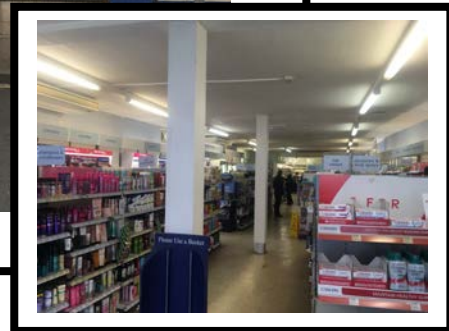


**WELLINGTON, SOMERSET**

**RETAIL/RESIDENTIAL INVESTMENT  
(Total Income £26,000 pax)**

**FOR SALE – FREEHOLD**

**COMMERCIAL: 337.57 SQ M (3,635 SQ FT)**



**6 HIGH STREET, WELLINGTON  
SOMERSET, TA21 8RA**

**COMMERCIAL TENANT IN OCCUPATION FOR OVER 20 YEARS**

**Victoria House • Victoria Street • Taunton TA1 3FA**

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**01823 353033**

## LOCATION

Wellington is a small Somerset market town located just off J26 of the M5 motorway some 7 miles to the west of Taunton, and 28 miles to the north east of Exeter. The town has a population of some 16,700 (2021 Census), the local economy historically based on textiles, and more recently Aerosols International and Pritek (formerly Relyon). The town provides a large industrial/warehouse allocation at Chelston a few a miles to the east of the town centre and to the motorway slip road. The town centre provides a limited office provision and a good retail offer centred on High Street and Fore street.

The town also acts as a dormitory town for Taunton and Exeter, and is experiencing major residential developments to the east and west. Its appeal will be further increased by the proposed reopening of the mainline railway station.

## DESCRIPTION

The subject property comprises a period end terrace three storey building. The property is of load bearing masonry construction, with rendered elevations beneath a pitched timber roof with slate covering. The ground floor comprises a retail shop, with limited first floor ancillary/staff accommodation, whilst the remainder of the first floor and the second floor comprises a residential unit (with independent access from the side) which has been sold off on a long lease. The front elevation incorporates a long retail display frontage with prominent signage. The gross frontage to High Street 28 ft 2 in (8.58 m).

## FLOOR AREAS (Based on Valuation Office Agency)

Unit Floor	Use	Floor Areas
Ground Floor	Retail Shop	323.47 sq m (3,483 sq ft)
First Floor	Ancillary	14.10 sq m (152 sq ft)
First Floor/Second Floor	Residential	Not Measured)

## TENANCIES

Floor	Tenant	Tenancy
Ground Floor	Boots UK Limited	Commencing 11 May2022 / Expiring 10 May 2027, Current passing rent £26,000 per annum exclusive. Tenant Break 11 May 2025 (subject to penalty) <b>Reliable tenant in occupation over 20 years</b>
First Floor / Second Floor	D&R Knowlman	Long leasehold 139 years unexpired, £peppercorn pa ground rent

## RATES

## ENERGY PERFORMANCE

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

Description	Rateable Value	
Shop & Premises (GF)	RV £23,250 (2023 List)	<i>For details of rates/council tax payable please contact Somerset Council – 01823 1232224</i>
Residential Flat (FF)	Council Tax Band B	

EPC – GF Shop TBC  
FF Flat Band E

## PROPOSAL

Offers are invited for the freehold interest subject to the lease to Boots UK Limited, and the long lease of the residential element.

**Price Guide: Offers in the region of £250,000**

A purchase at this price would reflect a net initial yield of circa 10.0% after allowing for purchaser's costs

We are advised that VAT is payable on the purchase price

# LEGAL COSTS

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

# FURTHER INFORMATION AND VIEWING

Please contact:

David White - Hatfield White Ltd – 01823 353033 – [dwhite@hatfieldwhite.co.uk](mailto:dwhite@hatfieldwhite.co.uk)

29 January 2024

Property Address: **6 High Street, WELLINGTON**  
Scale: **NOT TO SCALE**  
Date: **JANUARY 2024**  
Ref: **DCW/dcw/J201333**



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