

WELLINGTON

SHOP PREMISES

TO LET

GROUND FLOOR 29.62 m² (318 ft²)



13 FORE STREET, WELLINGTON, SOMERSET, TA21 8AA

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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, 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 four 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 West and Taunton Council (Tel 01823-356356).

FLOOR AREAS

	m ²	sq ft
Ground floor – Sales/Storage Area	29.62	(318)
Basement Storage	38.18	(410)
Total	67.80	(728)

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 **£6,700 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	RVE7,300

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

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NOT TO SCALE

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