

WELLINGTON

SHOP PREMISES

FOR SALE/TO LET

140.63 m² (1,517 ft²)



11 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 13,000, 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 a terraced three storey (plus basement) period building providing a good sized retail showroom at ground floor level, with offices on first and second floors above, capable of independent access/occupation. Kitchenettes and WC accommodation are located on both ground and first floors. 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 A2 (Business/Financial Service) use, and offers potential for A1 (Retail), 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

	m ²	sq ft
Ground floor – Sales Area	56.89	(612)
Ground Floor – Ancillary	8.36	(93)
First Floor – Offices/ancillary	43.65	(470)
Second Floor – Offices/Ancillary	31.73	(342)
Total	140.63	(1,517)

PRICE

The property is offered for sale, freehold with vacant possession, at a price of **£165,000**

Alternatively the property is offered to let as a whole on a new ten year full repairing and insuring lease subject to three yearly rent review sat a commencing rental of **£14,000 per annum exclusive**

(No VAT is payable on the sale price or 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	RVE13,500

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.

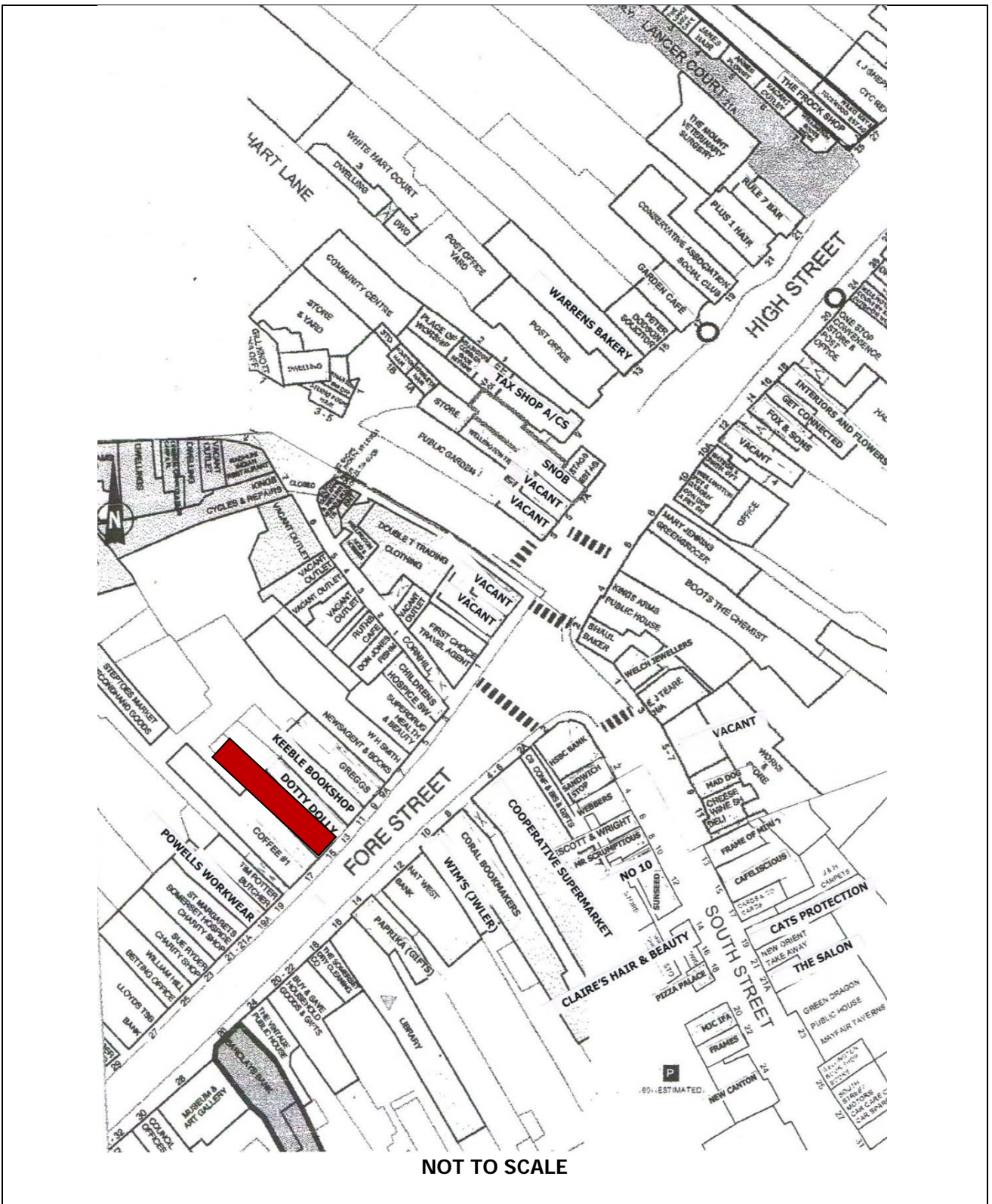
FURTHER INFORMATION AND VIEWING

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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Energy Performance Certificate

Non-Domestic Building



11 Fore Street
WELLINGTON
TA21 8AA

Certificate Reference Number:
0540-0939-5459-4203-0006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ **118** This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	184
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built

55 If typical of the