

# WELLINGTON

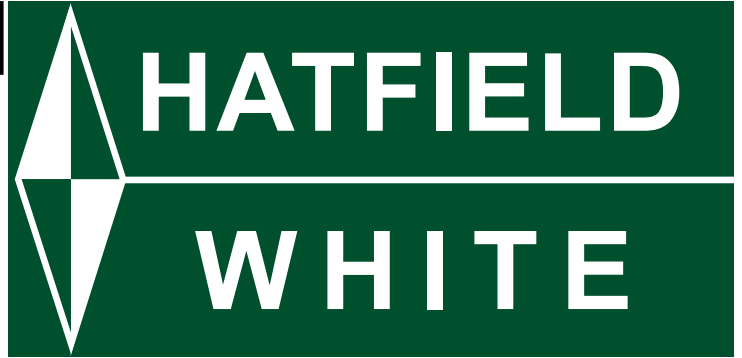
RETAIL WAREHOUSE OR  
STORAGE PREMISES WITH YARD  
(SUBJECT TO ANY PREMISSIONS REQUIRED)

## TO LET

OR

## FOR SALE

4,820 FT<sup>2</sup>/ 447.6 M<sup>2</sup>



**THE OLD DAIRY 42 NORTH STREET WELLINGTON TA21 8LT**

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

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# 01823 353033

## LOCATION

Wellington is located around 8 miles to the south west of the County Town of Taunton and 2 miles from Junction 26 of the M5 motorway. The property is located within easy walking distance of Wellington town centre and adjacent to one of the town's main public car parks. The town has an attractive mix of national multiple retail occupiers (W H Smith, Wetherspoon, Coffee #1, Superdrug, Waitrose, Coop & Asda) as well as a strong independent retail offer. The economy of the town is significantly influenced by Wellington School (independent).

## DESCRIPTION

A self-contained site adjoining the North Street public car park and backing on to the Wellington Sports Field, the property offers the following features:

- Self-contained site with secure yard.
- Close to Wellington town centre.
- A series of open plan spaces for display and / or workshops.
- Excellent car parking on site.
- Flexible commercial property with potential for a variety of uses.
- Concrete loading yard.
- Single WC.
- 3-phase power supply.
- Planning Use Class E, (includes former Classes A1 Retail and & B1 office and light industry).

## FLOOR AREAS

Ground Floor Showroom/Office/store	203.71 m <sup>2</sup>	2,195 ft <sup>2</sup> *	*Rounded
Ground Floor Workshop	<u>65.84 m<sup>2</sup></u>	<u>710 ft<sup>2</sup>*</u>	
Total	269.55 m <sup>2</sup>	2,900 ft <sup>2</sup> *	
Covered storage area	<u>178.04 m<sup>2</sup></u>	<u>1,915 ft<sup>2</sup>*</u>	
Overall Total Built Area	447.59 m <sup>2</sup>	4,820 ft <sup>2</sup> *	Gross Internal Floor Areas
Site area:	930 m <sup>2</sup>	0.23 Acres	

## PRICE, LEASE TERMS & RENT

The unit is available to let on a new short term lease or for sale with vacant possession.

**Rent: £15,000 p.a.** exclusive of insurance and VAT. Offers for letting in parts will be considered.

**Price: Offers in excess of £250,000 + VAT (if applicable).** Offers conditional on obtaining planning permission may be acceptable.

## RATES & ENERGY PERFORMANCE

The property is divided into two rateable areas:

Unit 1: Rateable Value: £10,750 Description: Showroom & Premises.

Unit 2: Rateable Value: £11,500 Description: Showroom & Premises.

For details of rates payable please contact Somerset West & Taunton Council on 01823 356324.

Energy Performance Certificate: Band: D

## LEGAL COSTS

Each party is to pay their own legal costs incurred in the transaction.

## FURTHER INFORMATION AND VIEWING

Contact: Nigel Hatfield, Hatfield White on 01823 353033

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3 August 2021