

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.

Retail (with Class E Use)

To Let

**9 Market Place, Wells,
Somerset, BA5 2RH**

- A Grade II* Listed building in the heart of the city centre.
- Nearby retailers include ASK Italian, Roly's Fudge Pantry, Trespass and other independent retailers.
- Providing open plan retail space with ancillary areas spread over ground, first and second floors.
- Totalling 251.98 sq m / 2,712 sq ft to include offices, stores and staff areas.

New lease by arrangement: Guide Rent £40,000 per annum

Location

Wells is the smallest City in England and boasts an impressive Cathedral, Bishops Palace and a bustling city centre with traditional marketplace, which remains a popular destination for residents and visitors.

The property is set in a prime trading location with occupiers including ASK Italian, Trespass, Roly's Fudge Pantry with various independent retailers, cafes and bars nearby.

Description

A handsome Grade II* Listed mid-terrace property facing onto Market Place, where the traditional and popular market takes place twice a week, with the rear elevation looking over the cathedral green.

The ground floor consists of an open plan sales area, offices, safe, store and rear access. The first floor contains further offices, staff areas and another rear access point. The second floor has more offices, stores and a WC block.

Floor Areas

Having measured, we calculate the net internal floor areas to be as follows:-

Sales Area	76.49 sq m	823 sq ft
GF Office	6.03 sq m	65 sq ft
GF Safe & Stores	29.73 sq m	320 sq ft
FF Offices	71.44 sq m	769 sq ft
FF Kitchen	13.26 sq m	143 sq ft
FF Store	2.07 sq m	22 sq ft
SF Office	29.47 sq m	317 sq ft
Walkthrough Rooms	22.75 sq m	245 sq ft
Stores	0.74 sq m	8 sq ft
Total	251.98 sq m	2,712 sq ft

Energy Performance Certificate

The property has an energy performance certificate rating of C(67).

Business Rates

The valuation office website shows the premises to have a current rateable value of £32,000 pa.

Interested parties should make their own enquiries to the local authority to ascertain the rates payable.

Terms

A new full repairing and insuring lease is available for a term by arrangement at £40,000 per annum.

References/Rental Deposits

Financial, accountancy and other references may be sought from any prospective tenants prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

VAT

We are advised the property is registered for VAT, therefore VAT will be payable on the rent.

Viewing

Strictly by appointment with sole agents:-

Joseph Hughes

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

Telephone: 01823 334455

Email: joseph.hughes@gth.net



Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.