

gth



Retail Unit

**TO LET**

**14 Fore Street, Wellington**

**Somerset, TA21 8AQ**

- Located close to the A38 and junction 26 of the M5.
- Prominent position within Wellington's town centre.
- Net internal area of approximately 1,071 sq ft including 729 sq ft sales.
- Nearby occupiers include Greggs, Boots and J D Wetherspoon.

**Guide rent: £13,500 pa**

## Location

The property prominently fronts Fore Street, Wellington town centre's primary retail pitch. A wide range of shops, restaurants, bars and cafes trade nearby, as do many other businesses within what is a busy town centre. Waitrose and Asda are close at hand as are their car parks.

Wellington, with a growing resident population of 12,000, is situated close to Junction 26 of the M5 motorway, whilst the county town of Taunton is 7 miles to the East.

The town continues to see notable expansion with both commercial and residential development projects increasing the demand for amenities in the town centre.

## Description

A Grade II listed retail premises arranged over basement and ground floor level which has a timber framed display frontage onto Fore Street. The property consists of an open plan sales area with communal kitchen and WC facilities to the rear at ground floor level with damp proofed storage space at basement level. The premises are suitable for a number of uses within Use Class E.

## Floor Area

### Ground Floor

Sales	729 sq ft	67.72 sq m
-------	-----------	------------

### Basement

Store	342 sq ft	31.77 sq m
<b>Total</b>	<b>1,071 sq ft</b>	<b>99.49 sq m</b>

## Business Rates

We are advised by the Valuation Office the properties current rateable value is £10,500 pa.

Small Business relief of up to 100% is available to some occupiers with rateable values less than £15,000 pa.

## Terms

The unit is available to let via a new effective full repairing and insuring lease for a term by arrangement at guide rent of £13,500 per annum.

## VAT

We have been advised the premises is not currently registered for VAT and therefore VAT will not be payable on the rent.

## Legal Costs

The tenant is to bear the landlords legal costs during this transaction.

## 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.

## Energy Performance Certificate

The EPC rating for this property is C61. A copy of the certificate is available upon request.

## Viewing

Strictly by appointment with sole agents:-

Zack Dennington and Joseph Hughes

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

Telephone: 01823 334455.

Email: [zack.dennington@gth.net](mailto:zack.dennington@gth.net) / [joseph.hughes@gth.net](mailto: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.