

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

gth



Use Class E Premises

TO LET

27 Fore Street, Wellington

Somerset, TA21 8AF

- Located close to the A38 and junction 26 of the M5.
- Prominent position within Wellington's town centre.
- Net internal area of approximately 2,217 sq ft including 1,360 sq ft sales.
- Nearby occupiers include Greggs, Boots and J D Wetherspoon.

Guide rent: £25,000 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 charming former banking hall arranged over the ground floor level prominently fronting onto Fore Street. The property, which will be refurbished to provide shell retail accommodation, consists of an open plan sales area with kitchen, store and WC facilities to the rear. The premises are suitable for a number of uses within Use Class E.

Floor Area

Sales	126.34 sq m	1,360 sq ft
Rear offices	28.82 sq m	311 sq ft
Kitchen	16.62 sq m	201 sq ft
Stores	<u>31.91 sq m</u>	<u>345 sq ft</u>
Total	205.69 sq m	2,217 sq ft

Business Rates

The property requires reassessment.

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 £25,000 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

Each party is to bear their own legal and professional costs during the 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 property has an energy performance rating of D(94). A copy of the certificate is available upon request.

Viewing

Strictly by appointment with Joint agents:-

Zack Dennington and Joseph Hughes

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

Telephone: 01823 334455.

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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.