

gth



FOR SALE or TO LET

21, South Street, Wellington

Somerset, TA21 8NR

- Prominent position within Wellington's town centre.
- Located close to the A38 and junction 26 of the M5.
- Ground Floor shop available to let or freehold with upper parts sold off.
- Use Class E inc retail, financial and professional services, café, office or clinic.
- 572 sq ft inc. rear office.

New Lease at £7000 per annum. Guide price £90,000

Location

The property fronts South Street, Wellington. 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 self contained ground floor former hair dressing salon with window display frontage to South Street. The Property consists of an open plan sales area with rear office and WC. The premises are suitable for a number of uses within Use Class E. The upper parts are sold off on a long lease.

Floor Area

Ground Floor

Sales	502 sq ft	46.65 sq m
Office	70 sq ft	6.51 sq m
Total	572 sq ft	53.16 sq m

Business Rates

The current rateable value is £5100 per annum. small business relief of up to 100% is available to some occupiers with rateable values less than £15,000 pa.

Energy Performance Certificate

The EPC rating is E101. A copy of the certificate is available upon request.

References/Rental Deposits

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

Terms

For Sale -Freehold. Guide price £90,000. Freehold includes the whole premises with the maisonette sold off on a long lease.

To Rent - A new full repairing and insuring lease is available for a term by arrangement at £7000 per annum.

VAT

We are advised the premises are not registered for VAT therefore VAT will not be payable on the rent or purchase price.

Legal Costs

Each party to bear their own legal and professional costs.

Viewing

Strictly by appointment with sole agents:-

Zack Dennington

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

Telephone: 01823 334455.

Email: zack.dennington@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.