

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.A photograph of a two-story brick building facade. The building has a grey tiled roof and a brick chimney on the right. The ground floor features a white door on the left with a small arched window above it, and a black door in the center with a small window above it. There are four windows in total: two on the ground floor and two on the first floor. The central window on the first floor has a sign that says 'DENTAL SURGERY'. The building is situated on a street with a sidewalk and a road in front. A green banner at the bottom of the image contains text.

gth

Office Premises (Class E)

To Let

**63 High Street, Wellington,
Somerset, TA21 8QY**

- Prominent location close to town centre.
- Suitable for all uses under Class E to include retail, restaurant, office, financial and professional services, indoor sports, medical and nursery uses.
- Small garden to rear.
- Ground floor 731sq ft., first floor 592 sq ft., total: 1,323 sq ft.

By way of assignment or sublet at £21,000 Per annum

Location

The property is situated on High Street towards the Taunton Road end within Wellington's town centre.

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 mid-terraced building consisting of ground and first floor with a small rear garden. The ground floor consist of two offices to the front and store, kitchen and WC to the rear. The first floor is accessed via a staircase and has been partitioned to provide six small office suites and WC.

Floor Areas

Ground Floor

Offices (NIA)	54.09 sq m	582 sq ft
Kitchen	9.60 sq m	103 sq ft
Store	<u>4.33 sq m</u>	<u>46 sq ft</u>
Sub Total	68.02 sq m	731 sq ft

First Floor

Offices	<u>55.06 sq m</u>	<u>592 sq ft</u>
Sub Total	55.06 sq m	592 sq ft

Total	123.08 sq m	1,323 sq ft
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Business Rates

The valuation office website shows the premises to have a current rateable value of £7,700 pa.

Small Business Rates Relief of 100% is available to some occupiers where the rateable value is less than £12,000 pa.

Energy Performance Certificate

The property has an energy asset rating of D94. Full copy of the EPC is available upon request.

Term

The property is available by way of assignment of the existing 20 year lease. The lease is on full repairing and insuring terms expiring 18th August 2028 at a passing rent of £21,000 per annum with reviews every five years. The property is also available by way of sublease for a term by arrangement.

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 not registered for VAT, therefore VAT will not be payable on the rent.

Viewing

Strictly by appointment with sole agents:-

Zack Dennington and Joseph Hughes

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

Email: Zack.Dennington@gth.net

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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.