

gth



TO LET

10 Priory Road

Wells, Somerset, BA5 1SY

- A self-contained double fronted ground floor lock up shop.
- Good trading location within Wells' city centre.
- Restricted on street parking outside.
- Unit totaling 380 sq ft to include ancillary area.

New lease by arrangement at £8,750 per annum

Location

Situated at the western end of Priory Road and close to Priory Road Car Park, Wells Bus Station and the City Centre.

Nearby occupiers include 'The Good Earth' shop and restaurant, Rock House Dental Practice, Roderick Thomas' estate agents and several other established independent retailers.

Description

A self-contained double fronted ground floor lock up shop with open plan sales area and good display frontage on to Priory Road, one of the main thoroughfares in and out of Wells' city centre. There is also an ancillary store area.

Offered with 1 parking permit for the car park to rear.

Floor Areas

The approximate net internal areas are as follows:-

Sales	33.14 sq m	357 sq ft
Ancillary	2.17 sq m	23 sq ft
Total	35.31 sq m	380 sq ft

Business Rates

According to the Valuation Office Agency website, the property has a Rateable Value of £7,100.

Occupiers may be eligible for full or partial relief. For confirmation on the precise rates payable, interested parties are advised to make enquiries with the local billing authority.

Lease Terms

Available to let on a new effective full repairing and insuring lease, on a term to be agreed, at an initial rent of £8,750 per annum .

VAT

We understand that VAT is not payable on the rent.

Fixtures & Fittings

All fixtures and fittings are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the owners nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations.

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 asset rating of C(69). A full EPC is available upon request.

Viewing

Strictly by appointment with sole agents:-

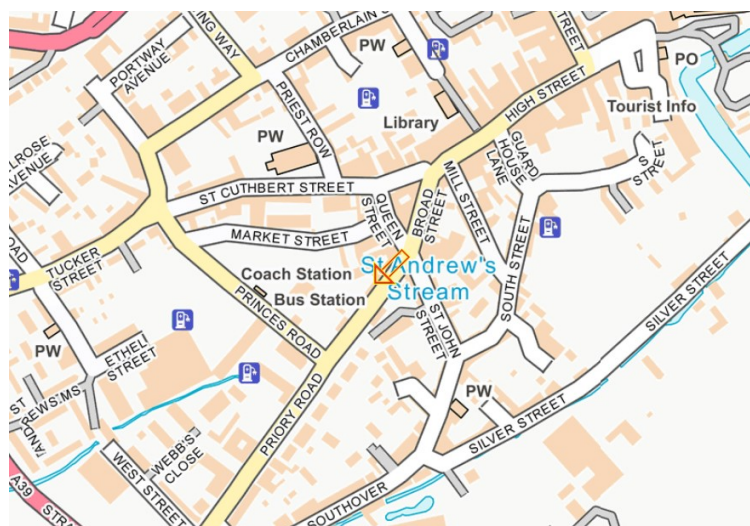
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Important Notice

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.