

15 Market Place (former Kitty Banks)

Wells, Somerset BA5 2RF

COOPER
AND
TANNER



A Grade II* Listed retail premises, with accommodation arranged over ground, first and second floors. Most recently occupied as a deli/café. Benefitting from close proximity to 3 of Wells' key tourist attractions. Immediately Available on a New Lease.

To Let - £24,500 per annum, excl.



Location - W3W///mainframe.modes.remodel

The property is situated in a strong trading position at the heart of the Market Place in Wells, which sees twice weekly markets on Wednesday and Saturday. This pitch has a mix of well established local independent retailers. The property is within an 100m walk from both Wells Cathedral and the Bishop's Palace.





Description

A Grade II*, mid-terrace, three-storey property providing retail space at ground and first floor levels with ancillary space on each level. Recessed timber shopfront. Staircase to front right-hand side leading to first floor sales area. Staircase (staff) to rear. Front servicing unit. Level entrance.

Indicative floor plan to follow.

Previous occupier had it setup for approx. 35 seats (15 downstairs and 20 upstairs). Scope to increase capacity with separate table licence from the town council.

Internal accommodation as follows:

Accommodation		
Ground - Sales & Kitchen	50.20 sq m	540 sq ft
First - Sales	33.69 sq m	363 sq ft
Sales	83.89 sq m	903 sq ft
Ground - Ancillary	6.90 sq m	74 sq ft
First - Ancillary	7.03 sq m	76 sq ft
Second - Ancillary	48.68 sq m	524 sq ft
Ancillary	62.61 sq m	674 sq ft
Net Internal Area	146.5 sq m	1,577 sq ft
Max Sales Area Width – 5.588m / 18' 4"		
Sales Area Depth – 8.597m / 28' 2"		

Small external courtyard area / bin-store to rear.

Services and Fixtures & Fittings

The property benefits from connection to mains water, electricity and drainage. No tests have been carried out on any appliances or services at the premises and neither the vendors nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations. All fixtures, fittings and trading equipment are specifically excluded unless mentioned in these particulars.

Lease Terms

The asking rent is predicated on a lease on broadly the following terms:-

- Immediately Available on a New lease
- Full repairing and insuring equivalent basis
- Rent Review at the 3rd anniversary
- Lease to be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Tenant to contribute £600 + VAT towards Landlord's proper and reasonable legal costs
- Deposit subject to references/credit checks.

Commercial Lease Code

Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: <http://www.leasingbusinesspremises.co.uk>

Planning

Local authority Somerset Council (former Mendip Area). Grade II* Listed and within the Wells Conservation Area. Interested parties should rely on their own enquiries in respect of any planning history, opportunities and existing consented uses and works with the local planning authority.

Business Rates

Rateable Value - £26,250 (2023 List). For confirmation on the precise rates payable, please rely on your own enquiries of the local billing authority.

EPC Rating

TBC

VAT

VAT is not payable on the rent.

Enquiries / Viewings

Cooper and Tanner Commercial Department:

Tel. 03450 34 77 58

Email: commercial@cooperandtanner.co.uk

COMMERCIAL DEPARTMENT

Cooper and Tanner

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

