



Thyer House, 31 Sadler Street, Wells

For Sale £435,000

COOPER
AND
TANNER

Thyer House

31 Sadler Street

Wells

BA5 2RR

Freehold - £435,000

Description

A prominent Grade II listed office building, formerly a dwelling, arranged over basement and three storeys providing approximately 1,625sqft of accommodation arranged as follows. Scope for a variety of alternative uses, subject to necessary consents, and wonderful period features.

Basement: Kitchen (9.5sqm). Store/Walk in Pantry (2.56sqm). WC (1.52sqm). Circulation Space (2.16sqm). Basement Room/Storage (23.60sqm).

Ground Floor: Lobby (2sqm). Hallway (5.69sqm). Office 1 (18.19sqm). Office 2 (13.10sqm).

Split Level Landing Cupboard (1.39sqm). First Floor: Landing (3.34sqm). Office 3 (24.47sqm). Cupboard (0.75sqm). Office 4 (13sqm).

Second Floor: Bathroom (8.84sqm) split with timber panel partition, WC, WHB, Bath. Office 5 (19.31sqm) eaves cupboard (1.58sqm).

Gross Internal Area: 151sqm / 1,625sqft

Net Internal Area: 124sqm / 1,335sqft

There is no external space or parking, but it is immediately nearby Cathedral Green and public car parks.

Location – W3W [///gratitude.mimic.dads](http://gratitude.mimic.dads)

Thyer House is a dual fronted property facing Chamberlain Street and Sadler Street in a prominent position. The picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, library, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools and Wells Cathedral School.

VAT

We understand the property has not been elected for VAT.

Services and Fixtures & Fittings

We understand mains water, electricity, drainage, gas are connected. 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. All fixtures, fittings and trading equipment are specifically excluded unless mentioned in these particulars.

Tenure

Freehold. Vacant possession on completion.

Planning

Prospective purchasers should rely on their own enquiries with the Local Planning Authority. Grade II listed building. Situated within the Conservation Area. Last occupied as professional offices and has been offices with a flat on the upper floors and originally believed to have been built as part of a terrace of houses of Chamberlain Street. The property offers scope for either continued office based uses or a variety of alternative uses returning to a flat on the uppers, as a two - three bedroom dwelling or holiday let opportunity, subject to obtaining the necessary consents.

Rateable Value

A search on the Valuation Office Agency website revealed the property is assessed as a single hereditament with a rateable value of £10,750 (2023 List); this is not the Rates Payable. Small business rate relief may apply to occupiers.

Energy Performance Certificate

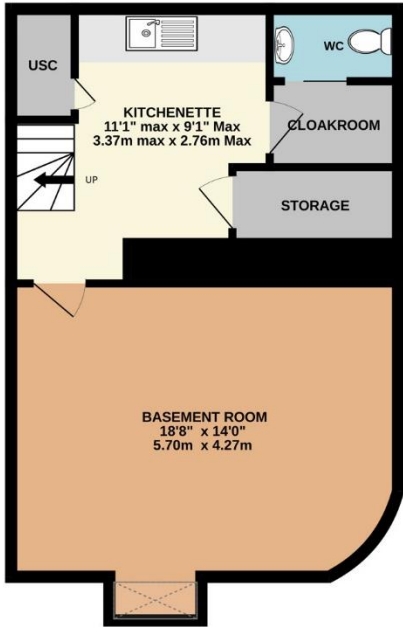
Energy Rating & Score of D/86 – copy available upon request.

Certificate Number: 5983-2474-2911-3152-8885

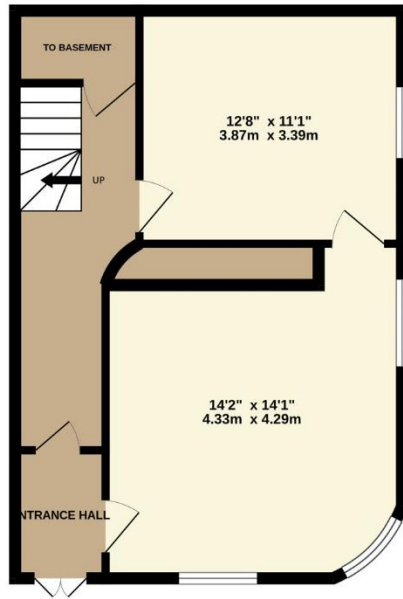
Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and 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. Reference: June 2024, V1



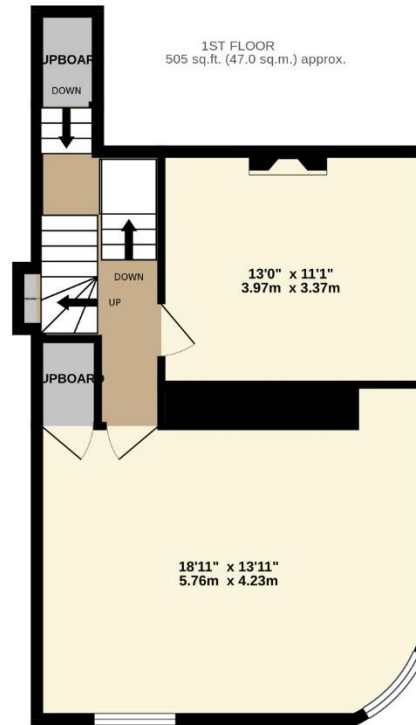
BASEMENT
488 sq.ft. (45.4 sq.m.) approx.



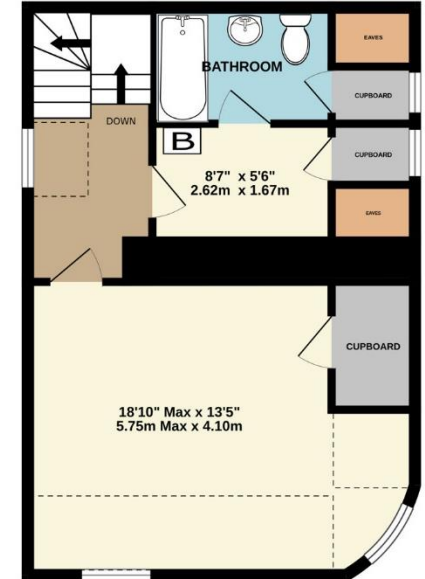
GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
505 sq.ft. (47.0 sq.m.) approx.



2ND FLOOR
474 sq.ft. (44.1 sq.m.) approx.

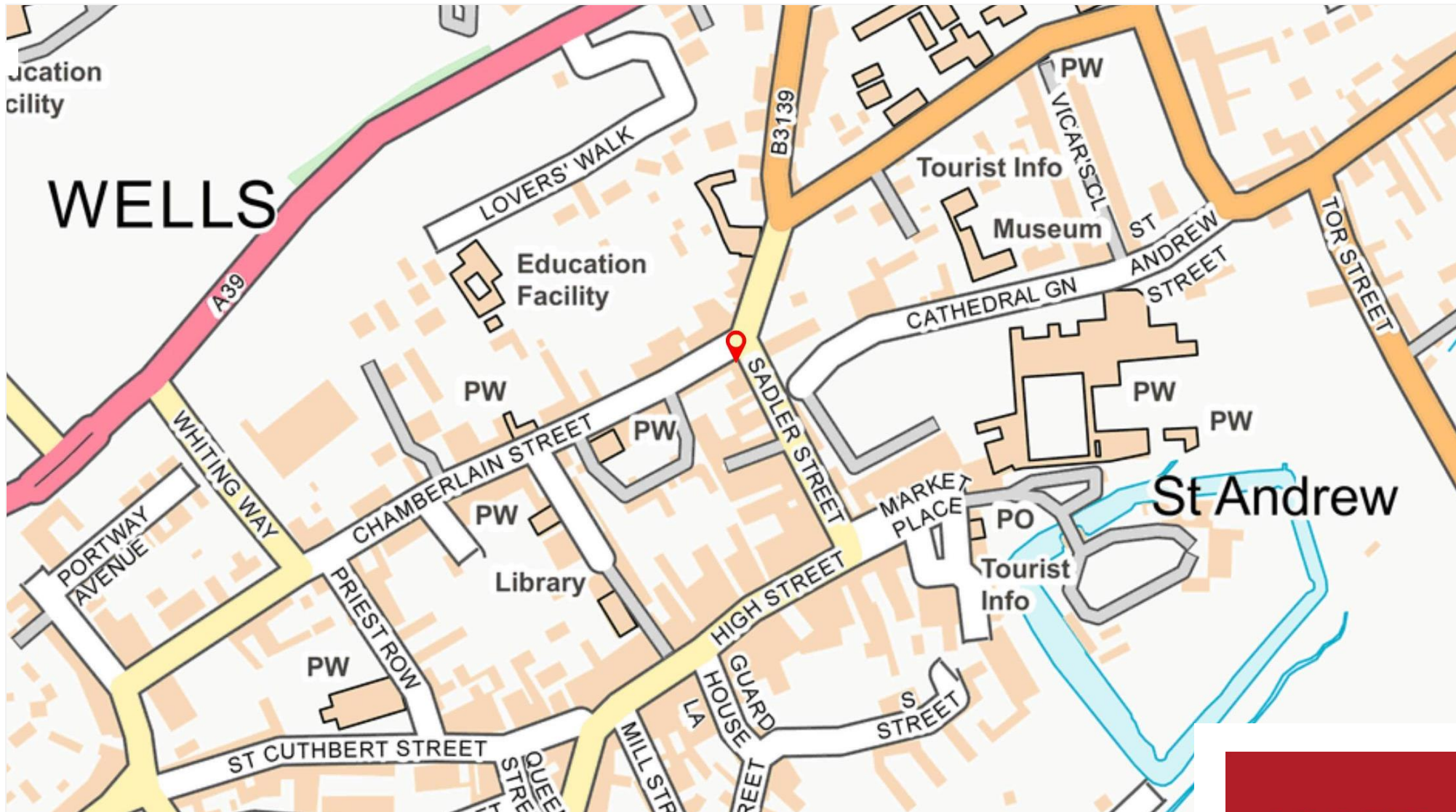


TOTAL FLOOR AREA : 1992 sq.ft. (185.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Indicative Floor Plans





ENQUIRIES / VIEWINGS:

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