

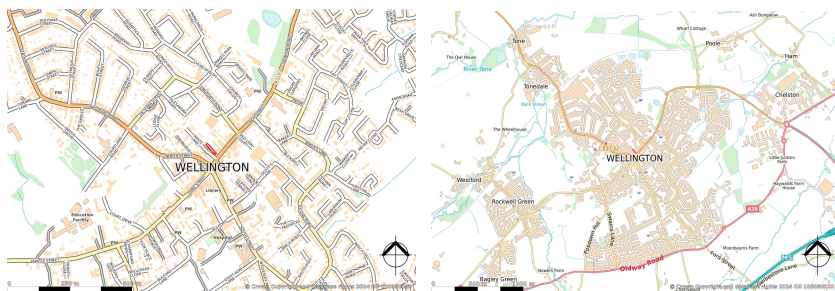
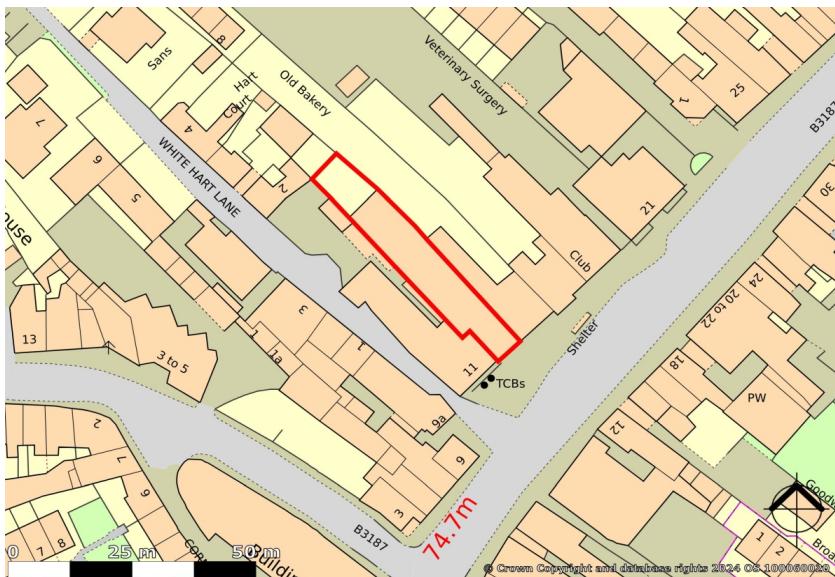


## 13 HIGH STREET, WELLINGTON, TA21 8QT

A ground floor lock-up premises last utilised as a pub/bar and formerly a retail premises. The building is available by way of a new lease, the terms of which are open to negotiation. The premises are located centrally within the town close to a number of national and independent retailers and convenient for the public car parks.

- **GROUND FLOOR LOCK-UP PUB/BAR**
- **FLEXIBLE LEASE TERMS**
- **TOWN CENTRE LOCATION CLOSE TO CAR PARKS**
- **SUITABLE FOR RETAIL/CAFE USES**
- **AVAILABLE IMMEDIATELY**
- **ENERGY PERFORMANCE CERTIFICATE - APPLIED FOR**

**£17,500 PER ANNUM EXCLUSIVE - LEASEHOLD**



**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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#### LOCATION:

Situated between Tiverton and Taunton, Wellington is situated in Somerset close to the Devon Border and adjoins M5 motorway and has a population of just under 17,000. The premises are located within the heart of the town centre close to three public car parks and bus stops.

#### DESCRIPTION:

A ground floor lock-up premises last utilised as a pub/bar and formerly a retail premises. The building is available by way of a new lease, the terms of which are open to negotiation. The premises are located centrally within the town close to a number of national and independent retailers and convenient for the public car parks.

#### SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Retail/Bar Space	659	61.22
Ancillary Storage	2,282	212.00
Disabled WC	0	0.00
<b>Total</b>	<b>2,941</b>	<b>273.23</b>

#### TENURE / LEASE TERMS:

Leasehold - the premises are offered upon a new lease - flexible terms.

#### VAT:

All the above prices/rentals are quoted exclusive of VAT.

#### BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £18,000. To find out how much business rates will be payable there is a business rates estimator service via the website.



#### LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

#### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property has been applied for and will be available shortly.

#### VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

**Tom Smith** on 01872 247013  
Email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)

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