



10 Fore Street

10, Fore Street, Wellington, Somerset TA21 8AQ



Wellington Town Centre Location - Taunton
Approximately 6.5 Miles

A Grade II Listed building with
commercial unit and two
apartments above with parking.

- Investment Opportunity
- Commercial Unit
- Two Apartments
- Parking
- Central Location
- No Onward Chain
- Freehold
- Council Tax A & B For Flats

Guide Price £350,000



SITUATION

Wellington is situated just off Junction 26 of the M5 Motorway and is an attractive Somerset town located between the River Tone and the Blackdown Hills currently with a population of some 14,000 which is anticipated to grow significantly in the years to come. There is a good range of shops, schools, businesses and sports centre. The town also acts as a dormitory town for Taunton and Exeter. This property is situated along Fore Street amongst a mixture of local shops and residential property.

DESCRIPTION

The property is an attractive Grade II Listed 3 storey property in central location.

It comprises a traditional commercial unit on the ground floor which is divided into various rooms and is currently let. Further information can be supplied upon request. There are two further apartments above, both currently let providing a good income, with separate access.

To the rear is parking for 6 cars and is accessed via South Street Car Park.

The property is being sold as a whole with the benefit of the Freehold unit and the potential purchasers taking on the existing tenancies.

LETTING INFORMATION

The property is currently let and is sold as an investment opportunity. The current rents are as follows:
Commercial £12,000 PA.
10a Fore Street £690 per calendar

month.

10b Fore Street £650 per calendar month.

SERVICES

All mains services. Gas heating. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage likely inside & outside with EE, 02, Vodafone (Ofcom). Low Flood Risk (Gov.co.uk).

VIEWINGS

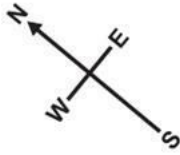
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

From the centre of Wellington continue into Fore Street where the property will be found on the left hand side.

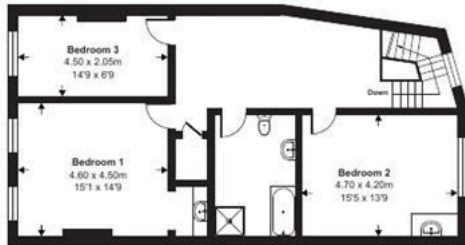


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Main House = 2197 sq ft / 204.1 sq m
Shop = 1536 sq ft / 142.6 sq m (excludes store)
Outbuilding = 288 sq ft / 26.7 sq m
Total = 4021 sq ft / 373.5 sq m

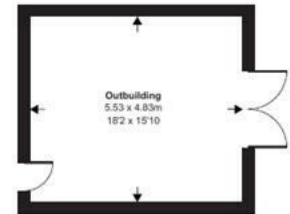
For identification only - Not to scale



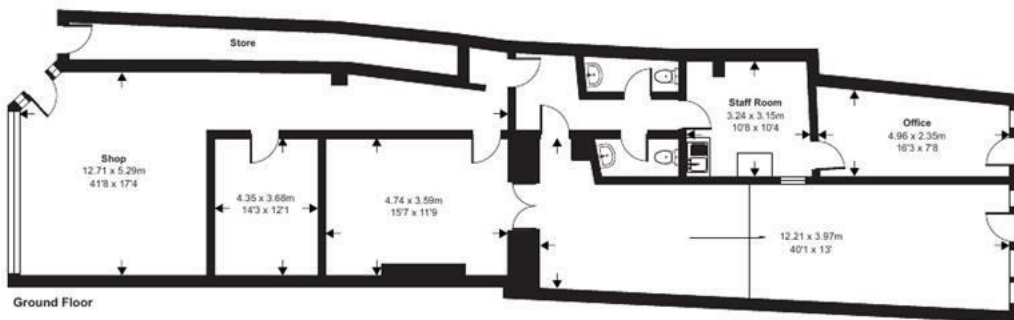
Second Floor



First Floor



Outbuilding
5.53 x 4.83m
18'2" x 15'10"



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Stags. REF: 1312622

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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