



No onward chain/ Investment opportunity/Off road parking

An excellent investment opportunity, or a great option for someone looking to start or expand a business, this three-storey property sits on the fringes of Wellington town centre and offers a versatile layout with both commercial and residential space. The ground floor provides a generous commercial unit of approximately 832 sq. ft., arranged as five separate rooms with an additional cloakroom. The first floor, accessed via its own private entrance and external steps to the rear, features a spacious kitchen/dining room, two bedrooms and a bathroom. The second floor offers a further bedroom along with useful additional storage. Outside, the property benefits from a courtyard garden and allocated parking, with further on-street parking available to the front. The property is offered to the market with no onward chain.

Tenure: Freehold / Energy Rating: D – Flat / Council Tax Band: B - Flat

North Street is a well-established and conveniently located area close to Wellington town centre. It offers easy access to local shops, cafés, supermarkets and everyday amenities, all within a short walk. The street is also well placed for bus routes, schools and leisure facilities, while the nearby A38 and M5 provide excellent transport links. With its central position and strong community feel, North Street remains a popular choice for both residents and investors.

Shop Approx. 832 sq.ft/ 77.3 sq.m.

Flat Approx. 1230 sq.f./ 114.3 sq.m

No onward chain

End terrace property

3 bedroom flat over the commercial unit

Off road parking

Courtyard garden

Investment opportunity or opportunity for a new/ expanding business





Shop

Accommodation

Shop Room 19' 10" x 16' 10" (6.04m x 5.13m)

Shop Room 10' 11" x 8' 11" (3.32m x 2.71m)

Shop Room 12' 1" x 9' 2" (3.69m x 2.79m)

Shop Room 18' 10" x 14' 9" (5.74m x 4.49m)

Shop Room 16' 5" x 15' 2" (5.00m x 4.62m)

Flat

Sitting/ Dining Room 23' 7" x 17' 11" (7.19m x 5.45m)

Kitchen 15' 6" x 11' 6" (4.72m x 3.50m)

Bathroom

Bedroom 13' 6" x 11' 1" (4.12m x 3.39m)

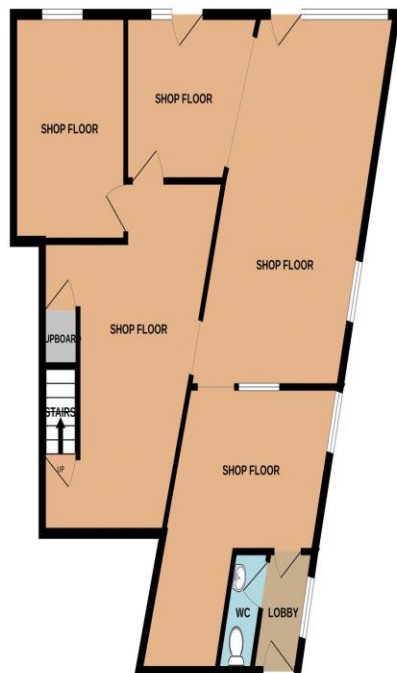
Bedroom 12' 6" x 10' 9" (3.81m x 3.28m)

Bedroom 16' 8" x 12' 9" (5.07m x 3.88m)

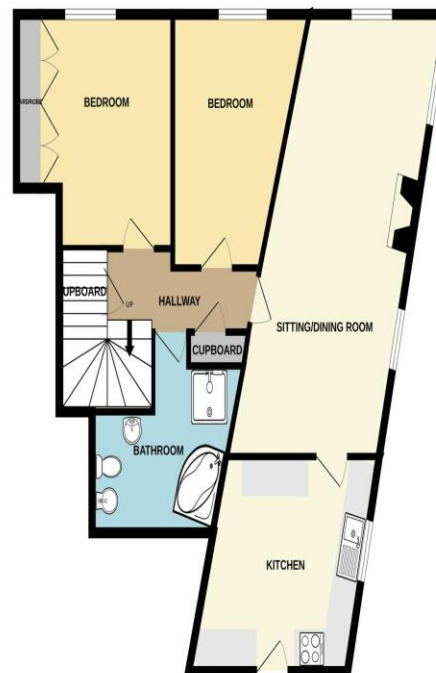
Outside Courtyard garden



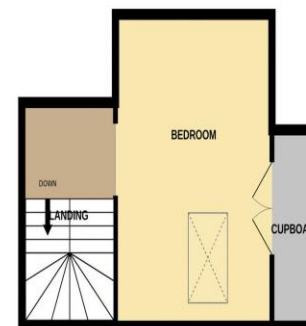
GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR
886 sq.ft. (82.3 sq.m.) approx.



2ND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 2061 sq.ft. (191.5 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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