PROMINENT RETAIL UNIT AVAILABLE

WELLS

37 High Street



Key Highlights

- The city of Wells has a resident population of 11,000 with an estimates retail catchment of 100,000 which is increased by 400,000 annual tourist visitors.
- The subject premises are located in a prime location in the centre of the High Street.
- Nearby retailers include White Stuff, Fat Face, Café Nero, Loungers, Mountain Warehouse and Greggs.

SAVILLS BRISTOL

Embassy House, Queens Avenue Bristol, BS8 1SB



Accommodation

The premises comprise the following approximate areas:

Gross Frontage:	21′11′′	6.68 m
Net Frontage:	18'6''	5.64 m
Internal Width:	19'8''	5.99 m
Shop Depth:	57'8''	17.57 m
Ground Floor Sales:	992 sq ft	92.16 sq m
Ancillary:	68 sq ft	6.32 sq m

Rent

£38,000 pax

Tenure

The property is to be made available by way of a new full repairing and insuring lease for a period to be agreed.

Rates

Rateable Value: £38,000
UBR (2020/2021): £0.49
Rates Payable: £18,962 pax

(Interested parties are advised to make enquiries with the Local Authority.)

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

Available on request.

Further Information & Viewing

Further Information & Viewing upon request. Viewing strictly by appointment with Savills.

Contact

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