



## To Let

52 High Street  
Wells  
Somerset, BA5 2SN

816 Sq Ft  
(75.81 Sq M)

## Key features

- High Street Location - Prime
- Net Frontage of 4.00m / 13' 1"
- Retail Depth of 18.00m / 59'
- Available on a New Lease





## LOCATION

Wells is the smallest City in England and boasts an impressive Cathedral, Bishops Palace and a bustling city centre with traditional marketplace which remains a popular destination for residents and visitors.

The property is set in a strong edge of prime location, opposite Coffee #1 and next to The Works. Others nearby occupiers include SeaSalt, White Stuff and Specsavers.

## DESCRIPTION

A Grade II Listed ground floor lock up shop, with a regular shaped split-level sales area, kitchenette, WC and stock room.

DEMISE	SIZE (sq ft)	SIZE (sq m)
Sales Area	645 Sq Ft	59.92 Sq M
Kitchenette	47 Sq Ft	4.37 Sq M
Stock Room	124 Sq Ft	11.52 Sq M
WC		
<b>NET INTERNAL AREAS</b>	<b>816 Sq Ft</b>	<b>75.81 Sq M</b>

## PLANNING

Grade II Listed and within the Wells Conservation Area. We understand the property currently has consent for A1 (general retail) type uses. It may be suitable for other uses subject to Landlord approval and obtaining the necessary planning consents.

## LEASE TERMS

Available on a new full repairing and insuring equivalent lease, on terms to be agreed, at an initial rent of £23,000 per annum exclusive.

## BUSINESS RATES

The Valuation Office Agency website indicates the property currently has a rateable value of £20,500, but we recommend that all interested parties make their own enquiries.

## LEGAL COSTS

Each Party is to bear their own legal and professional costs.

## VALUE ADDED TAX

Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers received will be assumed to be net of VAT unless stated otherwise. We are informed that VAT is not payable on the price/rent.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

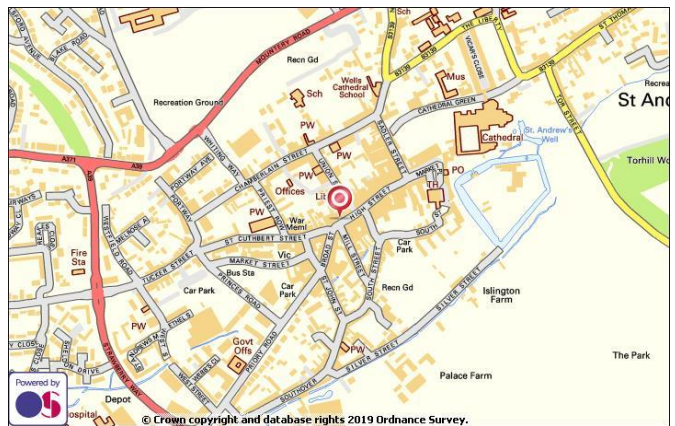
An Energy Performance Certificate has been commissioned and will be available shortly.

## NOTE

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

## FIXTURES AND FITTINGS

All fixtures and fittings are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the owners nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations.



## Viewing Arrangements:

Strictly by appointment with the sole agents RMW Knight;

Tel 01749 676023 or  
[wells@rmwknight.com](mailto:wells@rmwknight.com)

RMW Knight is a trading name of RMW Surveyors LLP (Hereafter RMWK). Please note that these particulars are for guidance purposes only and nothing in these particulars constitute all or part of any contract, and no contract will exist or be deemed to exist until formal documentation has been completed by both parties.

All descriptions, statements, dimensions, references to availability, condition, and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility and prospective purchasers/lessees must satisfy themselves as to the accuracy of the details given to them either verbally, or within this or any other document provided and neither the owners, nor their agents shall be liable for any inaccuracies. No person employed by RMWK has any authority to make or give any representation or warranty whatsoever in relation to this property. Intending purchasers or tenants should by enquiry to this office, satisfy themselves as to the correctness and availability in each case before arrangements are made to travel and view.

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