

# For Sale

12 Fore Street, Wellington, Somerset, TA21 8AL

For further information please contact: -

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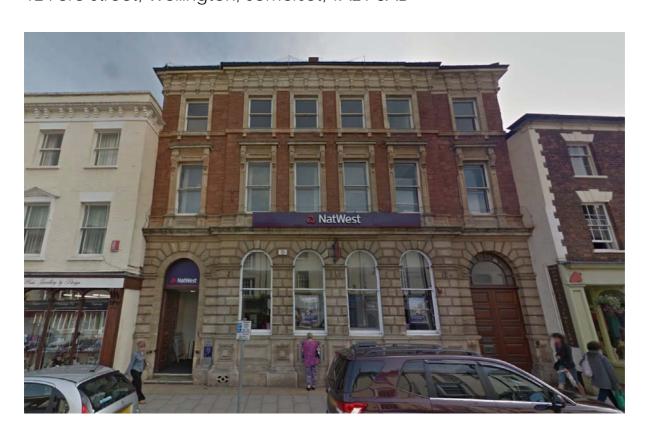
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February 2019 Subject to Contract



# Description

Wellington is a rural town in the county of Somerset 7 miles west of Taunton, 17 miles south west of Bridgwater and 27 miles north east of Exeter.

Fore Street is the principal shopping street of the town boasting a mix of national and local occupiers. The pitch of the property is considered prime with surrounding occupiers including WHSmith, Coral, TUI, Greggs, Superdrug, Coffee No.1 and Co-Op.

### Tenure

Freehold

# Accommodation

The premises is arranged over ground, first, second and basement floors providing the following approximate internal floor areas:-

Banking Hall Internal Width	10.91 m	35′8′′
Banking Hall Internal Depth	9.74 m	31′10′′
Ground floor (max)	199.8 sq m	2,151 sq ft
First floor (max)	107.1 sq m	1,153 sq ft
Second floor (max)	108.5 sq m	1,168 sq ft
Basement floor (max)	9.4 sq m	101 sq ft

There is an extensive garden to the rear of the property.

## **Price**

Offers are invited in the region of £250,000. Subject to Contract.

#### **Business Rates**

We understand that the property is assessed as follows: -

2017 Rateable Value £24,500 UBR (2018/2019) 49.3p This may be subject to transitional arrangements or appeal. Interested parties should make their own enquiries with the Local Rating Authority.

## Planning

The premises is Grade II listed and has the benefit of A2 Planning Consent.

# **Legal Costs**

Each party is to be responsible for their own legal costs incurred in the transaction.

#### **EPC**

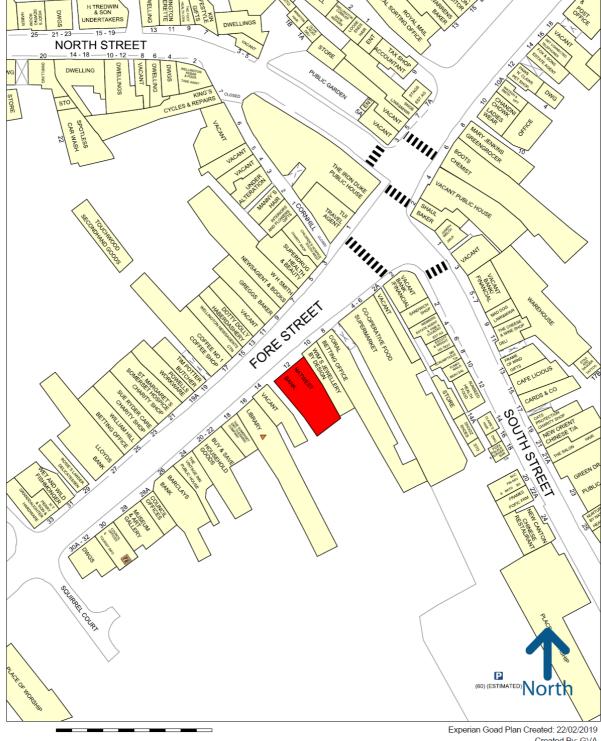
Not currently rated as it is listed.

#### VAT

VAT if applicable, will be charged at the standard rate.







50 metres

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