

For Sale

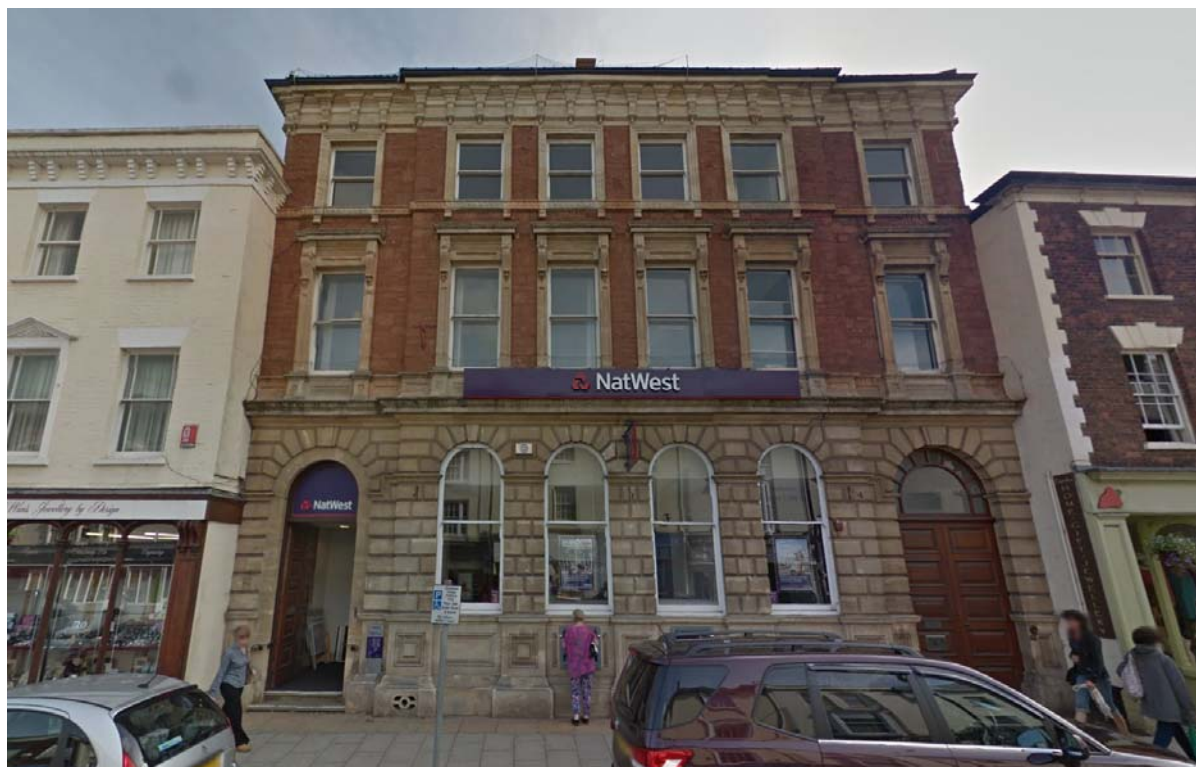
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February 2019
Subject to Contract

12 Fore Street, Wellington, Somerset, TA21 8AL



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

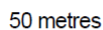
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

Not currently rated as it is listed.

VAT

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



Map data

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