



gth

Retail Unit

TO LET

52 High Street

Wells, Somerset, BA5 2SN

- Approximately 816 Sq Ft / 75.81 Sq M
- High Street Location - Prime
- Net Frontage of 4.00m / 13' 1"
- Retail Depth of 18.00m / 59'
- Immediately Available on a New Lease

New lease by arrangement at £19,000 per annum.

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 trading location, opposite Coffee #1 and adjacent 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.

Sales Area:	645 Sq Ft	59.92 Sq M
Kitchen	47 Sq Ft	4.37 Sq M
Stock Room	124 Sq Ft	11.52 Sq M
Net Internal Area:	816 Sq Ft	75.81 Sq M

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.

Business Rates

According to the Valuation Office Agency website, the property has a Rateable Value of £20,500 (2017 List). For confirmation on the precise rates payable, interested parties are advised to make enquiries with the local billing authority.

Lease Terms

Available to let immediately, as seen, on a new full repairing and insuring lease, on a term to be agreed, at an initial rent of £19,000 per annum exclusive.

Legal Costs

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

VAT

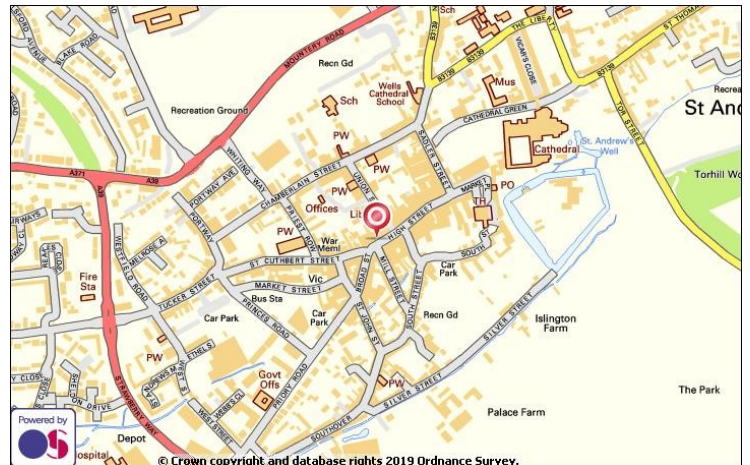
We are informed that VAT is not payable on the rent.

Fixtures & 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.

EPC

The property scores a rating of C74. A copy of the report is available upon request.



Viewing

Strictly by appointment with sole agents:-
Jack McMullan - Greenslade Taylor Hunt
74 High Street, Wells, Somerset, BA5 2AJ
Telephone: 01749 676023
Email: jack.mcmullan@gth.net

Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.