

On the Instruction of Barclays Bank Plc

LEASEHOLD AVAILABLE

26 Fore Street, Wellington, Somerset, TA21 8AN



Location

Wellington is a town in rural Somerset, England, situated 7 miles south west of Taunton in the Taunton Deane district, near the border with Devon. Bristol is approximately 65 miles north whilst Exeter is approximately 35 miles south. The property is located within the centre of Wellington on the main retail pitch, occupiers in the vicinity include **Lloyds Bank**, **Co-Op Food**, **Greggs**, **Coffee#1**, **WHSmith** and **Superdrug**.

Description

The property is of traditional brick and block work construction arranged over three floors. The ground floor comprises of a banking hall, meeting rooms and staff welfare facilities. The first and second floors are currently used for storage and can be separately accessed via Fore Street. There is a large car park to the rear of the property providing 10 Car Parking Spaces.

The property comprises of the following approximate floor areas:

Accommodation

Ground Floor	115 sq m	1,238 sq ft
First Floor	67.35 sq m	725 sq ft
Second Floor	28.06 sq m	302 sq ft
Total	210.40 sq m	2,265 sq ft

Price

The current passing rent is **£20,100** per annum.

Tenure

The Premises are held on a lease expiring 10th April 2028. There is a tenant only break option dated 10th April 2023.

Rates

From information provided by the Valuation Office website we are informed that the current rateable value of the bank is **£20,000**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

EPC available on request.

Key Features

- Main Retail Pitch
- Lease Available
- Rear Car Parking

Viewing

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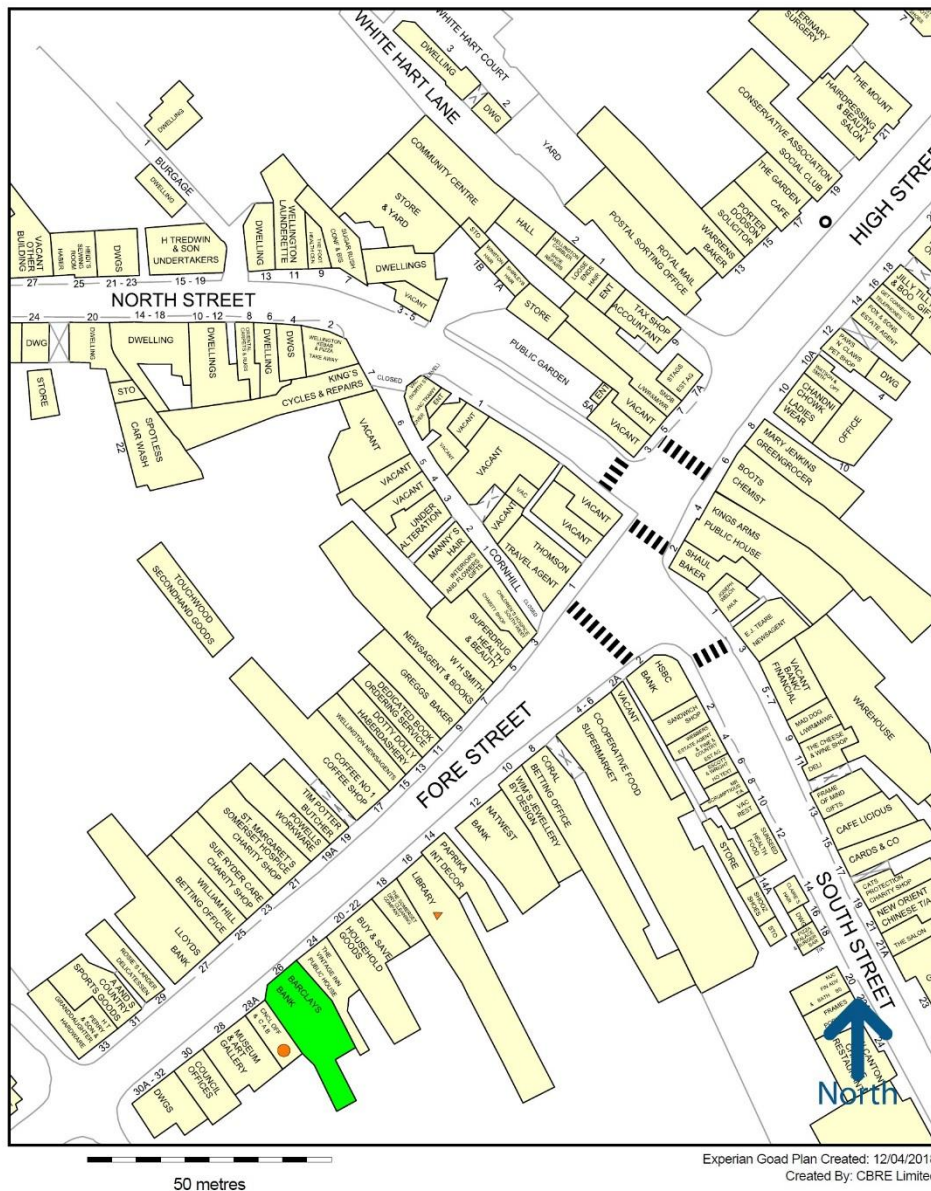
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Wellington (Somerset)



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