

# TO LET

51 High Street

Wells, Somerset, BA5 2AE

- A ground floor retail premises in the heart of the city centre.
- Prime location with nearby retailers to include Coffee #1, White Stuff WHSmith, Fatface and The Works.
- Ground floor totaling 66.83 sq m / 720 sq ft to include kitchenette and store.

New lease by arrangement: Guide Rent £25,000 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 prime trading location, neighbouring Coffee #1 and White Stuff as well as being opposite to The Works. Other nearby occupiers include SeaSalt Cornwall, Specsavers, Mountain Warehouse, Fatface, Greggs and Vision Express.

### Description

A ground floor lock up shop with frontage directly onto the High Street. The shop is open plan with a kitchenette and store to the rear. The property also benefits from front and rear access.

#### Floor Areas

Having measured, we calculate the net internal floor areas to be as follows:-

Sales Area:	63.78 sq m	687 sq ft
Kitchen	1.45 sq m	16 sq ft
Store	1.60 sq m	17 sq ft
Total Area:	66.83 sq m	720 sq ft

## **Energy Performance Certificate**

The property has an Energy Asset Rating of C(62). A full copy of the EPC is available upon request.

#### **Business Rates**

According to the Valuation Office Agency website, the property has a Rateable Value of £27,000.

For confirmation on the precise rates payable, interested parties are advised to make enquiries with the local billing authority.

#### Lease Terms

A new effective full repairing and insuring lease by way of a service charge is available for a term by arrangement at £25,000 per annum.

#### VAT

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

## References/Rental Deposits

Financial, accountancy and other references may be sought from any prospective tenants prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

## **Legal Costs**

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

## Viewing

Strictly by appointment with sole agents:-

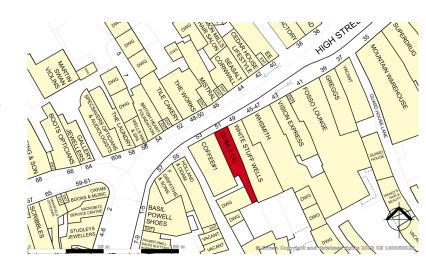
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#### Important Notice

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.