



gth

Retail (with Class E Use)

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:-

Joseph Hughes

Greenslade Taylor Hunt

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