



# SHOP PREMISES - TO LET

682 sq.ft. (63.34 sq.m) ground floor retail with  
500 sq.ft. (46.45 sq.m.) upper floor offices  
and car parking



## 14 HIGH STREET, WELLINGTON, SOMERSET

**LOCATION:** Wellington is an expanding town with an estimated population of some 14,500, including outlying villages. The County Town of Taunton lies some 6 miles to the north east and Junction 26 of the M5 motorway is located on the outskirts, 2 miles approx. The premises are in a good retail location in the high street and have been in an estate agency office use for more than 30 years. Neighbours include a mobile phone shop and a pet supplies store.

**ACCOMMODATION:** This is a Grade II Listed Building incorporating ground floor retail accommodation with kitchen, ancillary offices and a WC on the upper floors.

The approximate floor areas is as follows:

Ground Floor Retail (inc kitchen)	682 sq.ft.	63.34 sq.m
First floor Offices (with WC)	249 sq.ft.	23.13 sq.m.
Second Floor Offices	251 sq.ft.	23.31 sq.m.

Outside: Parking plus small store room

**TERMS:** A new lease is available on terms to be agreed. The quoting rent is £10,750 per annum.

**PLANNING:** The current planning use falls within the new Class E of the Town & Country Planning (Use Classes) Order 1987, as amended. This means that it can be used for a wider range of uses than previously permitted. Such uses include a retail shop, café for the sale of food and drink for consumption on the premises, financial and professional services (including financial advisers, insurance brokers and estate agents), medical and health services, and administrative offices. Interested parties are advised to make their own planning enquiries to ensure that their proposed use complies with the new planning class.

**RATES:** We are informed that the Rateable Value for the premises is £8,900 in the 2017 Rating List.

**ENERGY PERFORMANCE CERTIFICATE:** A copy will be made available on request.

**CONDITIONS:**

1. All figures are exclusive of VAT.
2. The parties are to be responsible for their own legal fees.

**ENERGY PERFORMANCE CERTIFICATE:** A copy is available on request.

**VIEWING:** By appointment please through Mettam Ware, Telephone 01884 251105.

**DECLARATION:** Please note that the partners of Mettam Ware are also directors of a company with an ownership interest in his property.

Mettam Ware for themselves and for the vendor or lessor of this property whose agents they are give notice that: i) these particulars do not constitute any part of an offer or contract; (ii) all statements contained in these particulars are made without responsibility on the part of Mettam Ware or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; (iii) any intending purchaser or lessee must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither Mettam Ware nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.