

FORMER CO-OP SUPERMARKET

9-13 HIGH STREET,

WELLS SOMERSET

BA5 2AA

Prime Retail Premises Available.



LOCATION

The property occupies an excellent location close to Jones Bootmaker, M&Co, Boots, NatWest, New Look and Superdrug.

ACCOMMODATION

The property is designed over two floors having been extended to the rear to provide a clear ground floor area. Part of the first and the entire second floor are designed as offices.

To the rear, the property benefits from a demised car park accommodating approximately 54 vehicles, opposite there is a further Local Authority car park for 40 vehicles, both of which are accessed off South Street.

The property comprises the following approximate areas:-

Ground Floor:	930 sq m	(10,006 sq ft)
First Floor:	527 sq m	(5,668 sq ft)
Gross Vacant Area:	1535 sq m	(16,524 sq ft)
Sublet Upper Floor Offices:	70 sq m	(760 sq ft)

TENURE

The entire premises are available to let on a new full repair and insuring lease for a term to be agreed. The second floor offices are sublet to Pethericks & Gillard Chartered Accountants.

RATES

We are verbally informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:

Rateable Value: £106,000	UBR 2016/2017: 49.7p	Rate Payable: £52,682
(Offices): £8,700	UBR 2016/2017: 49.7p	Rate Payable: £4,323

VIEWING

Please contact the SMART 4 office for further information or to arrange an inspection.

EPC AVAILABLE ON REQUEST

February 2015

Subject to Contract & Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

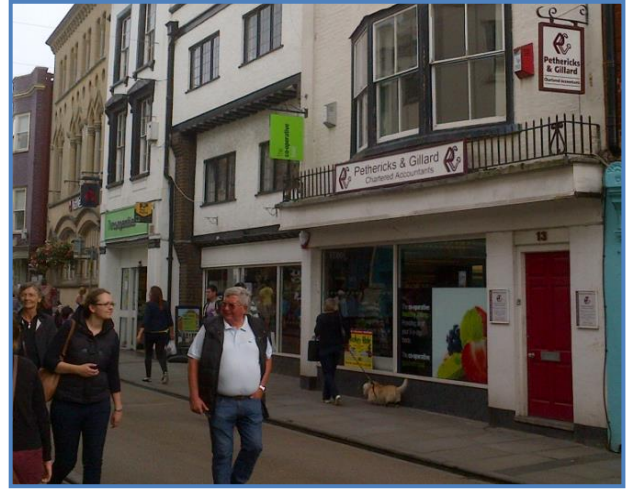


For further details:

020 7569 9900

www.SMART-4.co.uk

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