

FORMER CO-OP SUPERMARKET, 9-13 HIGH STREET, WELLS, BA5 2AA



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) |

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

VIEWING

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



9-13 High Street, Wells, Somerset, BA5 2AA

