



7A High Street, Wellington, Somerset TA21 8QT

A well situated retail lock up unit in this popular town, suitable for a variety of trades.

- Retail space with useful ancillary accommodation
- Available on new flexible lease terms
- Gross Internal retail area 26 sqm
- Rent inclusive of water and drainage.
- Early viewing highly recommended
- Available early May

£7,500 Per Annum

01823 662234 | rentals.somerset@stags.co.uk

LOCATION

The property occupies a prime location within Wellington town centre. Wellington is a popular Somerset town within a short distance of the M5 J26 motorway. The town has many new developments and a growing population situated between the county town of Taunton and the Cathedral City of Exeter.

DESCRIPTION

A ground floor lock shop with ancillary space to the rear for storage, WC, kitchen and door to communal yard/rear access.

The shop has been used for a variety of retail purposes.

The accommodation briefly comprises: -

FRONT SHOP - 6.5x x 4.0m (26sqm)

REAR SHOP/STORE - 3.2m x 2.3m (7.36sqm)

KITCHEN with access to rear communal yard, adjoining WC with wash hand basin.

TENURE

The premises is available by way of a flexible lease term - Contracted out of the 1954 Act. Interested parties are advised to contact the Agents for further details.

RATEABLE VALUE

2017 List: £10,000

Please note this is not Rates Payable. 100% Rate relief will be available for eligible parties qualifying for Small Business Rates Relief. Interested parties are advised to contact the Local Authority for further details.

SERVICES

Mains electric. Water and drainage included. Air conditioning.

EPC band C

VIEWING

Viewing by prior appointment with the Agents, Stags.

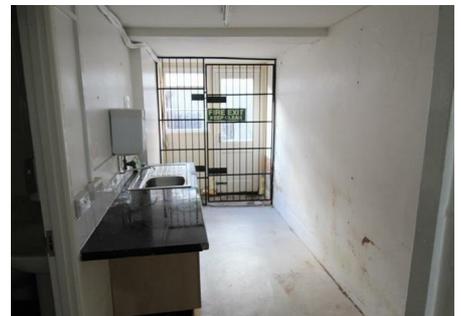
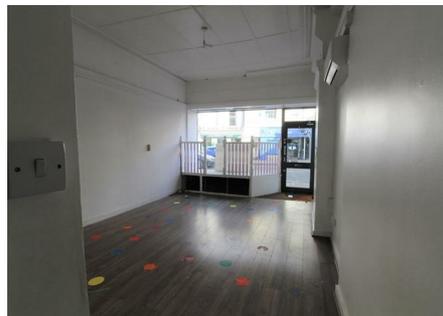
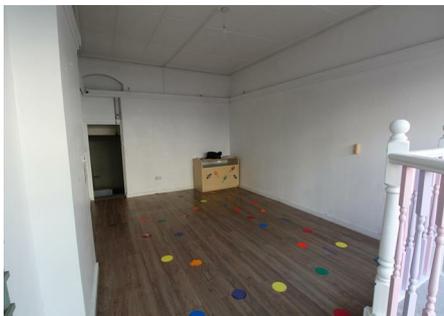
CODE OF LEASING BUSINESS PREMISES

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.leasingbusinesspremises.co.uk

AGENTS NOTE

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the landlord of this property is Stags.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	70	70
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	