

Lot 15, 20 St. Thomas Street, Wells,

Somerset BA5 2UX

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Freehold Commercial, Residential and Development Opportunity

www.acuitus.co.uk

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Property Information

Freehold Commercial, Residential and Development Opportunity

- Former Funeral Parlour to include a one bed flat, rear yard and double garage
- Of interest to developers, investors and owner occupiers
- Approximately 1,949 sq ft
- Residential, Development and Change of Use Opportunities (subject to consents)
- Established residential location, within close walking distance to Wells Cathedral
- VAT not applicable

Lot 15
Auction 9th July 2024

Vacant Possession
Status Available

Sector Development
Auction Venue Live Streamed Auction

On the Instructions of Dignity
Funeral Directors

Location

Miles 17 miles south-west of Bath, 17 miles south of Bristol
Roads A37, A39, A361, M4 (Junction), M5 (Junction)
Rail Castle Cary Railway Station
Air Bristol Airport

Situation

Wells is an affluent and historic Cathedral City, boasting a moated Bishop's Palace, a Cathedral School, an attractive Market Place as well as being a popular tourist destination. The property is situated on the south side of St Thomas Street, in a well-established residential area, less than half a mile from Wells Cathedral and Wells City Centre. Retailers in Wells include Waitrose, Tesco Superstore, Caffè Nero, Costa, Boots the Chemist, Superdrug and a JD Wetherspoon.

Tenure

Freehold.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a former funeral parlour arranged on the ground floor together with a one bed flat with rear terrace on the first floor. The property benefits from a large side garage and a double garage to the rear, along with space for additional parking in the rear yard.

VAT

VAT is not applicable to this lot.

Planning

The property may lend itself to residential conversion, alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with Wells City Council. (www.wells.gov.uk) (Phone: 01749 673091)

Viewings

There will be one accompanied viewing date on Tuesday 2nd July from 10am to 11:30am. If you would like to inspect, please confirm your attendance with your name and mobile number to henry.john@acuitus.co.uk

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
Ground	Commercial/Ancillary	133.48	(1,437)	VACANT
First	Residential - 1 bed flat	47.69	(513)	
Double Garage	-	-	-	
Total		181.17	(1,949)	

NB: Please note that there is a restriction on funeral use for this property - please see the legal pack for details.

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Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Henry John
+44 (0)20 7034 4860
+44 (0)7876 884 320
henry.john@acuitus.co.uk

Seller's Solicitors

Shoosmiths LLP
7th Floor, 125 Colmore Row,
Birmingham
B3 3SH

Beth McArdle
+44 (0)370 086 4134
beth.mcardle@shoosmiths.com

Harriet Gallot
+44 (0)370 086 4134
harriet.gallot@shoosmiths.com

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2024