

lot 35

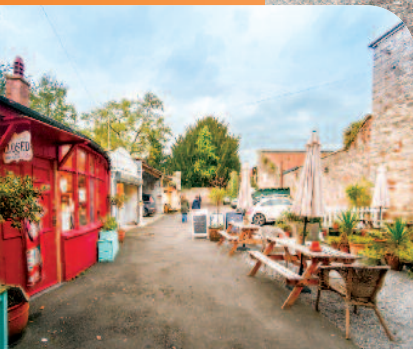
38 Market Street  
Wells, Somerset BA5 2DP

Rent  
£23,920  
per annum  
exclusive

Freehold Retail Centre with  
Development Opportunity

Attractive Retail Centre with tenants  
including Magpie Bistro Bar,  
Sew Vintage and Cathedral Taxis

Located within Affluent and Historic  
Cathedral City  
Close to High Street, Wells Bus Station  
and the town's Tesco Superstore



**Location**

Miles: 20 miles south of Bristol  
19 miles west of Bath  
20 miles south-east of Weston-Super-Mare  
Roads: A371, A39, B3139  
Air: Bristol City Airport

**Situation**

Wells is a popular and historic cathedral city some 19 miles west of Bath and 20 miles south of Bristol. The property is situated on the southern side of Market Street, adjacent to both the Priory Road and Princess Road Car Parks which serve the town centre. Market Street links the town's Tesco Superstore and Wells Bus Station to the west, with the town centre to the north east. The town's High Street is within a minute's walk of the property and offers retailers including WH Smith, New Look, Superdrug, Books and Vodafone.

**Description**

The property comprises a former brewery building with a car park, including a number of garages. The building and garages have been developed into an attractive retail centre currently occupied by a range of local occupiers, including Magpie Bistro Bar, Sew Vintage and Cathedral Taxis. The property benefits from on-site parking for approximately 13 cars.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Six Week Completion**

**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
C	Ground	Retail	26.54 sq m (285 sq ft)	INDIVIDUALS (t/a Cathedral Taxis)	3 years from 01/02/2013 (1)	£3,000	31/01/2016
D & E	Ground	Car Parking	29.17 sq m (314 sq ft)	INDIVIDUAL	2 years from 01/04/2015	£1,000	31/03/2017
F	Ground	Retail	18.12 sq m (195 sq ft)	INDIVIDUAL (t/a Saint & Grey)	2 years from 01/08/2015	£2,000	31/07/2017
G & H	Ground	Retail/Ancillary	43.73 sq m (471 sq ft)	INDIVIDUAL (t/a Sew Vintage)	3 years from 18/10/2014	£5,820	17/10/2017
J	First	Ancillary	18.67 sq m (201 sq ft)				
K	Ground	Retail/Ancillary	95.77 sq m (1,030 sq ft)	INDIVIDUAL (t/a Magpie Bistro Bar)	2 years from 01/08/2015	£4,800	31/07/2017
L	Ground	Retail	42.03 sq m (452 sq ft)	INDIVIDUAL (t/a The Emporium)	2 years from 01/08/2015 (2)	£2,700	31/07/2017
I	First	Ancillary	167.55 sq m (1,804 sq ft)	VACANT POSSESSION (3)			
Market Stall	Ground	Retail/Car Parking	Not Measured	INDIVIDUAL (t/a Fruit & Veg stall)	2 years from 01/04/2014	£1,350	31/03/2016
	Ground	Car Parking	7 spaces	VARIOUS	5 separate leases	£3,250	Various
	Ground	Car Parking	6 spaces	VACANT POSSESSION			
<b>Totals</b>			<b>441.58 sq m (4,752 sq ft)</b>			<b>£23,920</b>	

- (1) The lease for the unit trading as Cathedral Taxis includes two car parking spaces.
- (2) The lease has not yet completed.
- (3) Unit I is accessible only via the Magpie Bistro Bar.
- (4) An area known as Unit A is currently under offer to the tenant of the Market Stall. Please refer to the Auctioneers for further information.

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**Buyer's Legal Report Service**

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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

**Seller's Solicitors:**

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