

Lot 32

Vacant (Plus £25 p.a. ground rent)

20-22 & 22a High Street,
Wellington, Somerset TA21 8RA

Freehold Town Centre Opportunity



Key Details

- Large Double fronted shop with ancillary accommodation on part first floor
- Shop refurbished in 2020
- Change of Use/Development opportunity of whole/part, subject to consents
- Includes separately accessed flat let until 2088
- Of interest to owner occupiers, investors and developers
- Nearby occupiers include Waitrose, Asda Supermarket, JD Wetherspoon, Boots the Chemist and Co-op Food
- VAT-Free Property

Location

Miles: 6 miles south-west of Taunton
24 miles north-east of Exeter
50 miles south-west of Bristol

Roads: B3187, A38, M5 (Junction 26)

Air: Exeter Airport

Situation

The property is prominently situated in the heart of Wellington town centre in a prime retailing position on the east side of the busy High Street. Nearby occupiers include Waitrose, Asda Supermarket, JD Wetherspoon, Boots the Chemist and Co-op Food.

Description

The property comprises a large double fronted shop arranged on the ground and part first floor, with a separately accessed flat arranged on the part first and second floor, let on a long lease.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

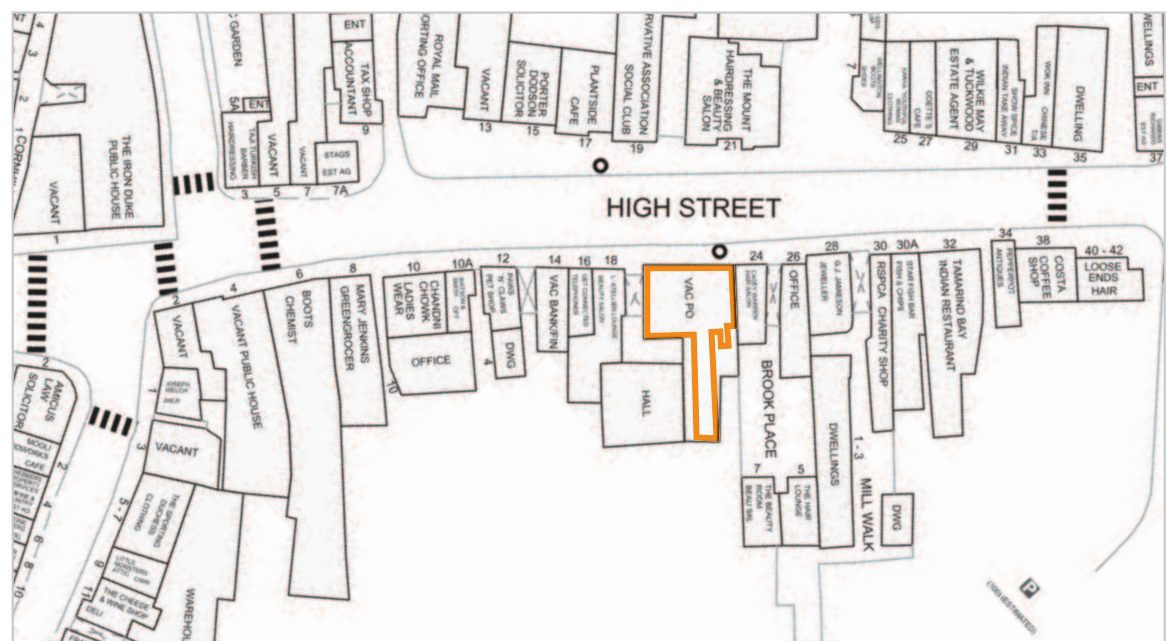
Six Week Completion

Energy Performance Certificate

Band C. See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	171.03 sq m (1,841 sq ft)	VACANT	-	-
Part First	Ancillary	130.28 sq m (1,402 sq ft)			
Part First/Second	Residential	Flat	INDIVIDUALS	99 years from 01/12/1989	£25
Total Commercial Area		301.31 sq m (3,243 sq ft)			£25



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Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0) 7930 484440
david.margolis@acuitus.co.uk

Acuitus

George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610 710
george.goucher@acuitus.co.uk

Associate Auctioneer

Larkman Edgcombe
Robert Larkman
+44 (0)1823 323523
rwl@larkmanedgcombe.co.uk



Seller's Solicitors: TLT LLP

Madeleine Hodgkinson
+44 (0)333 006 0127
Madeleine.hodgkinson@tltsolicitors.com