



EPC C-71& D-93

£325,000pa Freehold

78 & 78A High Street
Wells
Somerset

COOPER
AND
TANNER

78 & 78A High Street Wells Somerset BA5 2AJ

£325,000 Freehold

Description

Mid-terrace Grade II listed building comprising vacant ground floor shop unit (last occupied by Subway) that may suit an A1 or possibly A3 type use, subject to necessary consents, together with upper floor office/studio space let on existing lease.

Situated at the Westerly end of the High Street, nearby a mix of occupier types including St Margaret's Hospice, Ye Olde Sweet Shoppe, The City Arms, Andre's Café amongst others and in a convenient location between St Cuthbert's Church and the High Street. Short term parking immediately nearby.

78 (Vacant)

Vacant ground floor retail unit.

Main retail area width 6.75m x 6.43m, open to former serving/retail area (22.05m²), Kitchen (19.56m²), Storeroom (13.26m²), rear retail area (13.20m²), WC (3.15m²).

78A (Let)

78A the upper floor is subject to existing lease for use as an osteopath and Thai Massage. Five year lease from June 2020; passing rent £6,750pa.

Full lease details are available from the selling agents.

Local Council:

Mendip District Council
Tel: 0300 303 8588

Business Rates:

Rateable Value – £15,750 (Ground Floor)
Rateable Value - £5,500 (First Floor)

Services:

Mains water electricity and drainage.

EPC Rating:

C-72 – Ground Floor
D-93 – First Floor

VAT:

The property is not elected for VAT.

Viewing:

By appointment only through the agents
Cooper and Tanner LLP.
Telephone 03450 347758

COMMERCIAL DEPARTMENT
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