

# 58 High Street

Wells, Somerset, BA5 2SN

COOPER  
AND  
TANNER



58 High Street  
Wells  
Somerset  
BA5 2SN

£225,000 Freehold, OR  
£16,000 pa To Let

### Description

An attractive and prominent mid-terrace, Grade II listed, retail building situated within the centre of the High Street, Wells with nearby occupiers such as Coffee #1, Seasalt and Specsavers.

The building is arranged over three-storeys and comprises ground floor retail shop with ancillary office and storage on the uppers. The accommodation extends to approximately 60.24m<sup>2</sup> (648ft<sup>2</sup>), net internal area basis.

Last occupied by The Laundry, a boutique clothing retailer, but will be sold with vacant possession or offered as being available to let on new terms. The building would suit a continued retail use but may offer scope for wider commercial uses, subject to any necessary consents.

**Local Council:** Mendip ☎ 0300 3038588  
**Business Rates:** Rateable Value of £13,750

**Services:** We understand that mains water, drainage and electric are connected. Interested parties must satisfy themselves in this regard.

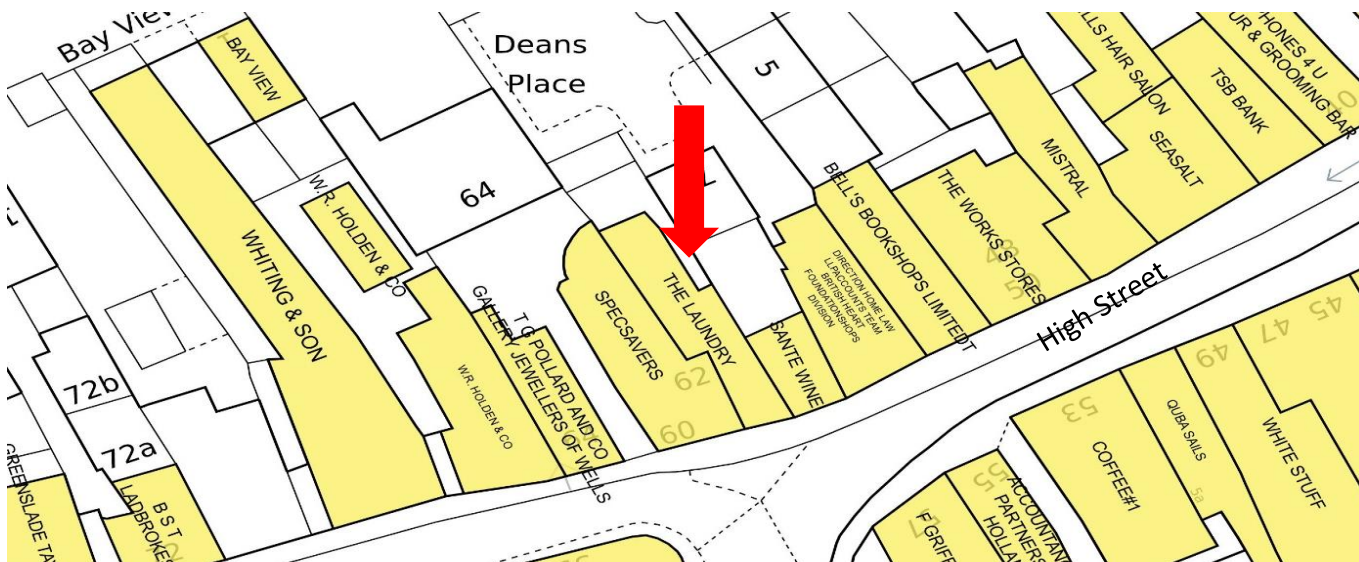
**Tenure:** Freehold with vacant possession upon completion. Part flying freehold.

**Lease Terms:** Available to let on new terms to be negotiated. Lease will be subject to satisfactory references and credit checks. FR&I basis.

**VAT:** Not elected for VAT.

**EPC:** To be provided. The property is listed and may be exempt.

**Viewing:** Viewings by appointment only via the joint selling agents Cooper and Tanner or Greenslade Taylor Hunt. C&T Telephone: 03450 347758.



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