

# The Hall

West Street, Wells, BA5 2AH



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature: \_\_\_\_\_ Dated: \_\_\_\_\_

# The Hall West Street Wells BA5 2HN

## Freehold £250,000

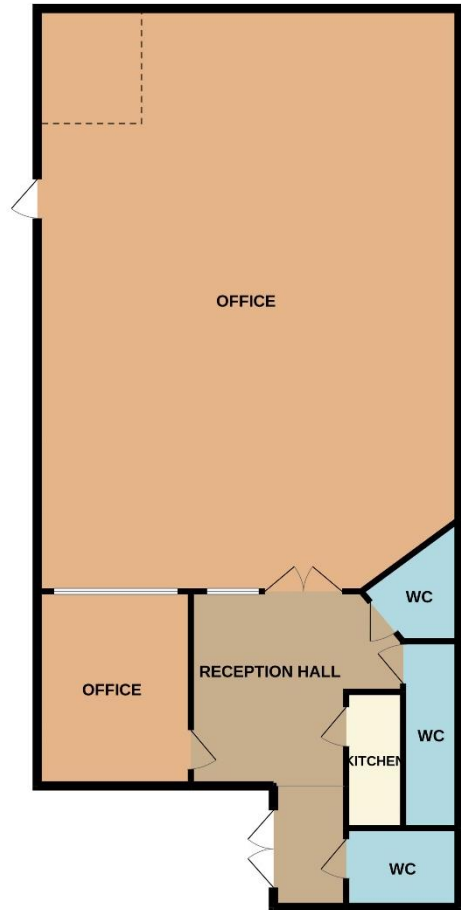
### Description

Freehold investment property offering versatile ground floor accommodation in excellent order throughout. Ideally suited to an investor or owner/occupier. Has been used as a church hall in the past, ideally suited to an 'E' use class such as offices plus a wider array of health hub or day centre type uses, subject to any necessary consents.

Situated at West Street adjacent the Royal Mail Delivery Office and nearby Tesco and Lidl Superstore and a short walk to the town centre.

The building comprises ground floor accommodation arranged as: reception, open plan office (former hall), office, WCs and kitchenette. **Net Floor Area/IPMS 3: 1,306sq ft.**

Ample nearby parking either directly adjacent on West Street or in one of the car parks in close proximity such as Tucker Street Car Park and at Wells Bus Station.



**Local Council:** Somerset Council  
Telephone: 0300 123 2224

**Business Rates:** TBC

**Services:** Mains water, drainage and electricity. Interested parties must satisfy themselves in this regard.

**Tenure:** Freehold

**EPC Rating:** B (35)

**VAT:** We understand that VAT is not applicable.

**Viewing:** By appointment only through the agents  
**Cooper and Tanner** T: 03450 347758

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AND  
TANNER

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