

stratton  
creber  
commercial

property consultants



# To let

13 High Street, Wellington, Somerset, TA21 8QT

Viewing by prior appointment  
with Damian Cook MRICS

**(01392) 202203**

[damian@sccexeter.co.uk](mailto:damian@sccexeter.co.uk)

Prime ground floor shop

Located in busy and popular trading position in the heart of the town centre

Strong mix of national and local retailers

Ground floor sales: 855 sq ft / 80 sq m

Additional storage space available subject to further negotiation

New lease available

Rent: £15,000 per annum

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

The property occupies a prominent trading position within Wellington town centre opposite Boots The Chemist. Wellington is a busy attractive small town with a population of circa 14,600 situated to the north of the M5 Motorway, 7 miles west of Taunton and 55 miles south west of Bristol.

The town is well-represented by a number of independent and multiple retailers including WHSmith, Superdrug, Coffee #1, Greggs and Boots The Chemist.

## Description

The property comprises a ground floor lock up shop with rear staff/wc facility.

There is additional storage space available subject to further negotiation.

## Accommodation

The property comprises the following approximate dimensions and net internal floor area:

Net frontage: 20'1" (6.4m)  
Internal width max: 24'4" (7.4m)

Sales area: 855 sq ft / 80 sq m

There is further storage space available to the rear of approximately 225 sq m (2,422 sq ft).

## Lease Terms

The premises are available by way of a new contributory full repairing and insuring basis for a term to be agreed incorporating periodic rent reviews.

## Rent

**£15,000 per annum.**

## Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: D87.

## Business Rates

To be assessed.

## References

Financial and accountancy references may be sought from the prospective tenant prior to agreement.

Prospective tenants may be required to provide a rental deposit subject to covenant status.

## VAT

VAT is not chargeable to the rent.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Viewing & Further information

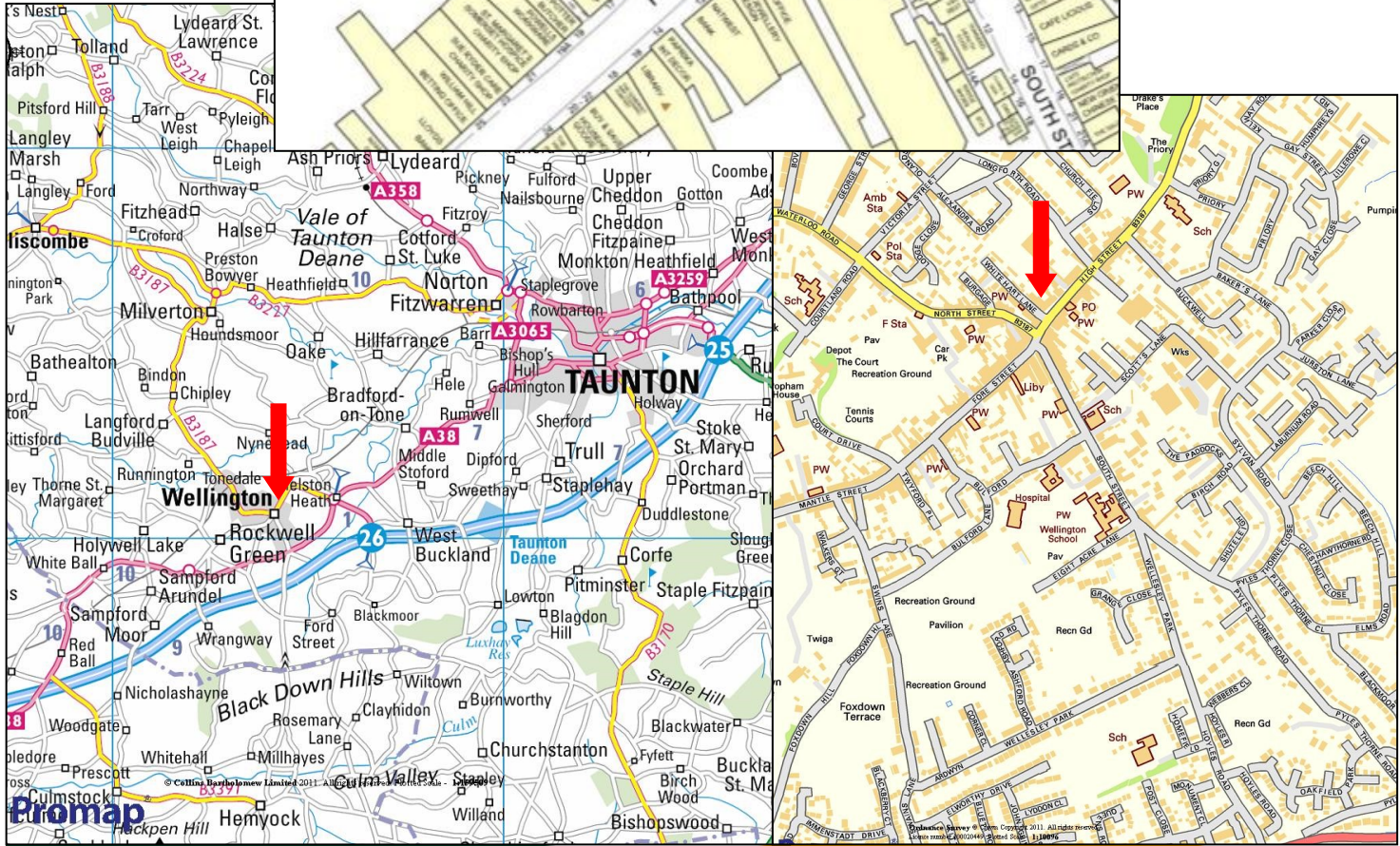
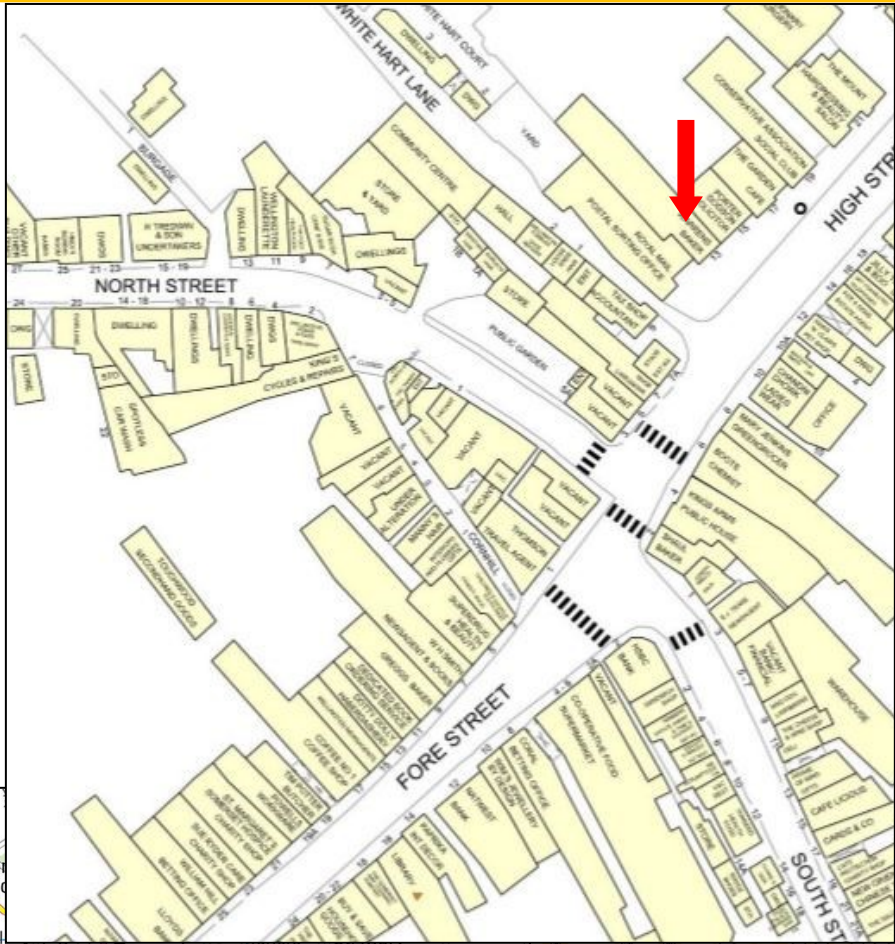
Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Damian Cook MRICS  
Tel: (01392) 202203  
Email: [damian@sccexeter.co.uk](mailto:damian@sccexeter.co.uk)







### Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: [info@sccexeter.co.uk](mailto:info@sccexeter.co.uk)

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