

To Let

On instruction of Barclays Bank plc.

9 Market Place, Wells, Cathedral Green, Wells, BA5 2RH



Summary

Rent	£60,500 per annum
Rates Payable	£12,849.25 per annum
EPC	C (67)

Key points

- Prime opportunity

Description

The property comprises a ground floor banking hall with offices to the rear. The first floor contains additional offices and WC's. The second floor is used currently as storage space.

Location

The property is located prominently within the Market Square of Cathedral Green. Nearby occupiers include Santander, HSBC, Ask Italian, as well as an array of independent retailers.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m
Ground	1,216	112.97
1st	883	82.03
2nd	646	60.02
Total	2,745	255.02

Terms

Property available by way of an assignment with lease expiring on 23rd June 27 and a tenant only break option on 24th June 2023 . A new lease maybe available from the landlord. The lease is within the Landlord & Tenant Act 1954.

Legal Costs

Each party to bear their own associated legal costs.

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(160) (ESTIMATED)

(50) (ESTIMATED)

50 metres

Experian Goad Plan Created: 16/06/2022
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