

gth

Greenslade Taylor Hunt

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Shop (With Use Class E)

To Let

9 Fore Street, Williton, Somerset, TA4 4PX

- Available on a new lease for a term by arrangement
- Prominent position within the town centre.
- Modern premises suitable for a number of uses with "Use Class E"
- Total 704 sq ft plus kitchen and first floor office

Guide rent: £7,500 pa

Location

Prominently located fronting Williton's primary retail parade which also includes a Spar convenience store, a Petrol Filling Station, as number of independent retailers and restaurants. A public carpark, the Library and West Somerset District Councils offices are within a couple of minutes walk.

Williton is located in West Somerset at the Junction of the A38 and the A358, the latter of which provides direct access to the county town of Taunton and junction 25 of the M5 motorway within 25 minutes drive.

Description

A lock up retail unit suitable for a number of uses within use class E including as a shop, an office, for financial and professional services, a café or as a clinic.

The ground floor is arranged as a principle sales area with a smaller office/ sales area adjacent and an office, a WC and kitchenette to the rear. A staircase accesses a first floor office. There are a number of period features including an attractive stone inglenook fireplace and timber beams within the sales area.

Floor Areas

Ground Floor			
Sales	39.56 sq m	426 sq ft	
Front Display	8.88 Sq m	96 sq ft	
Rear Office	16.19 sq m	182 sq ft	
Kitchen	1.56 sq m	17 sq ft	
Sub Total	66.19 sq m	721 sq ft	
First Floor			
Office	21.74 sq m	234 sq ft	
Total	87.93 sq m	955 sq ft	

Terms

A new full repairing lease is available for a term by arrangement at a guide rent of £7,500 pa

Business Rates

The valuation office website shows the property to have a rateable value of £6,800 pa.

Small Business Relief of up to 100% is available to some occupiers with rateable values less than £15,000 pa .

Energy Performance Certificate

A new EPC has been commissioned. A full copy of the EPC is available on request.

VAT

We are advised the property is not registered for VAT, therefore VAT will be not be payable on the purchase price.

Viewing

Strictly by appointment with sole agents:-

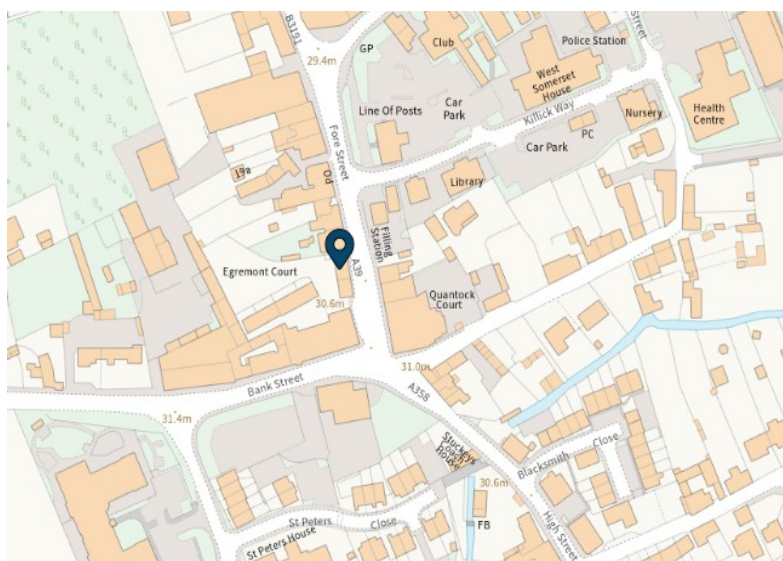
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Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.