

14 Sadler Street  
Wells, Somerset, BA5 2SE

COOPER  
AND  
TANNER



To Let - £14,500 per annum

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## To Let - £14,500 per annum

### Description

The property comprises a ground floor retail unit within a Grade II listed building and is available immediately. It was last occupied as a popular hairdressing salon Marshfield & Buckley.

The accommodation is arranged solely over the ground floor which comprises as follows.

**Retail/Trading Area** max depth 7.68m x max width 4.56m (28.70m<sup>2</sup>)\*. Step up to Lobby (4.23m<sup>2</sup>). Kitchen (2.50m<sup>2</sup>). WC (0.88m<sup>2</sup>), **Office/Store** (5.71m<sup>2</sup>) include built in cupboard. **Treatment Room** (7.08m<sup>2</sup>).

**Gross Internal Area: 49.10m<sup>2</sup> (528.5ft<sup>2</sup>)**

\*Low head height beam – 1.78m.

The property is in good decorative order and represents a blank canvas for any ingoing business.

Ground floor\*      3,028 sqft                  281 sqm

\*Net Internal | \*\*Gross Floor Area. Measurements provided by other sources.

### Planning

We understand the unit is Listed Grade II and is within a Conservation Area. It is within Class E (Commercial, Business, and Service) use.

### Location

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Sadler Street forms part of the main thoroughfare connecting the cathedral with the bustling Market Place and is surrounded by a mix of independent shops, cafes, and restaurants. Destinations such as Glastonbury, Bruton, and the Mendip Hills are all within close reach, with the M5 motorway accessible via the A371 and A37 for connections to Bristol, Bath, and beyond.

### Local Council:

Somerset Council - 0300 303 8588

Rateable Value: £17,250 . This is not the rates payable.

Small business rate relief may apply.

### Services:

We understand that mains water, electricity and drainage are connected. Electric heaters. Services and appliances not tested.

### Tenure:

Leasehold

### EPC Rating:

D-84

### VAT:

We understand the property is not elected for VAT.

**Viewings: By appointment** only through the sole agents  
**Cooper and Tanner 1908 Limited – 03450 34 77 58**  
We

### COMMERCIAL

Telephone 0345 034 7758

First Floor Office Suite, 1 Mendip Avenue, Shepton Mallet, BA4 4PE

[commercial@cooperandtanner.co.uk](mailto:commercial@cooperandtanner.co.uk)

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