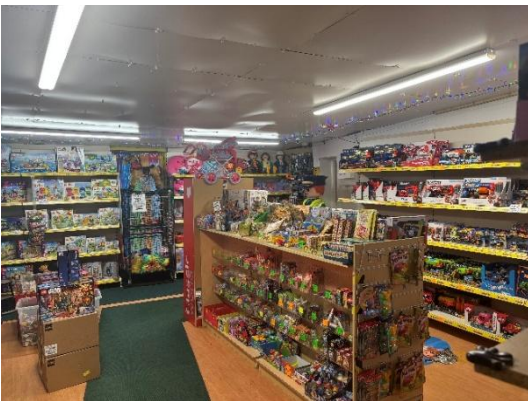


20 Queen Street

Wells, Somerset, BA5 2DP

COOPER
AND
TANNER



Description

A prominent investment opportunity comprising of two ground floor retail units and a two-bedroom flat above. The single tenant is the owner of both businesses on the ground floor and occupies the first floor flat. **The trading businesses are unaffected.**

Situated in a prominent position at the junction of Priory Road, Queen Street and Broad Street within a 50m of the main High Street.

A shared entrance leads into either of the two retail units, currently interconnected and trade as a toy shop and dry cleaners. The same entrance also provides access to the first floor two bedroom flat.

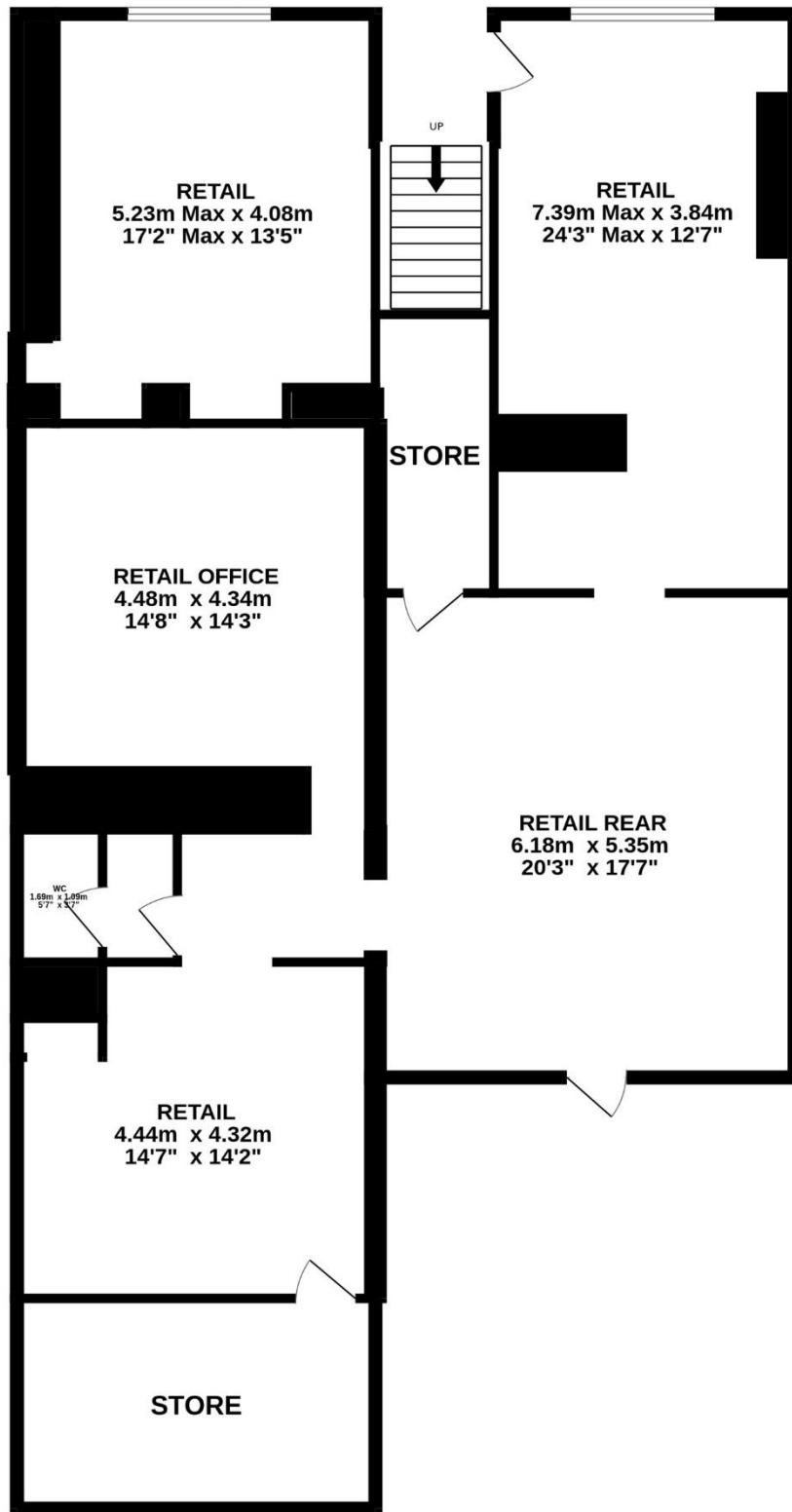
There is an enclosed courtyard garden to the rear. There is no dedicated parking but here is ample public car parking in close proximity to the property.

The Freehold is for sale subject to existing occupation under a lease to private individuals beginning 1st April 2017, expiry 31st March 2027. Passing rent of £21,453.36, next review due April 2026. A copy of the lease is available following a successful viewing at discretion of the vendor.

All enquiries regarding viewings via the selling agents.

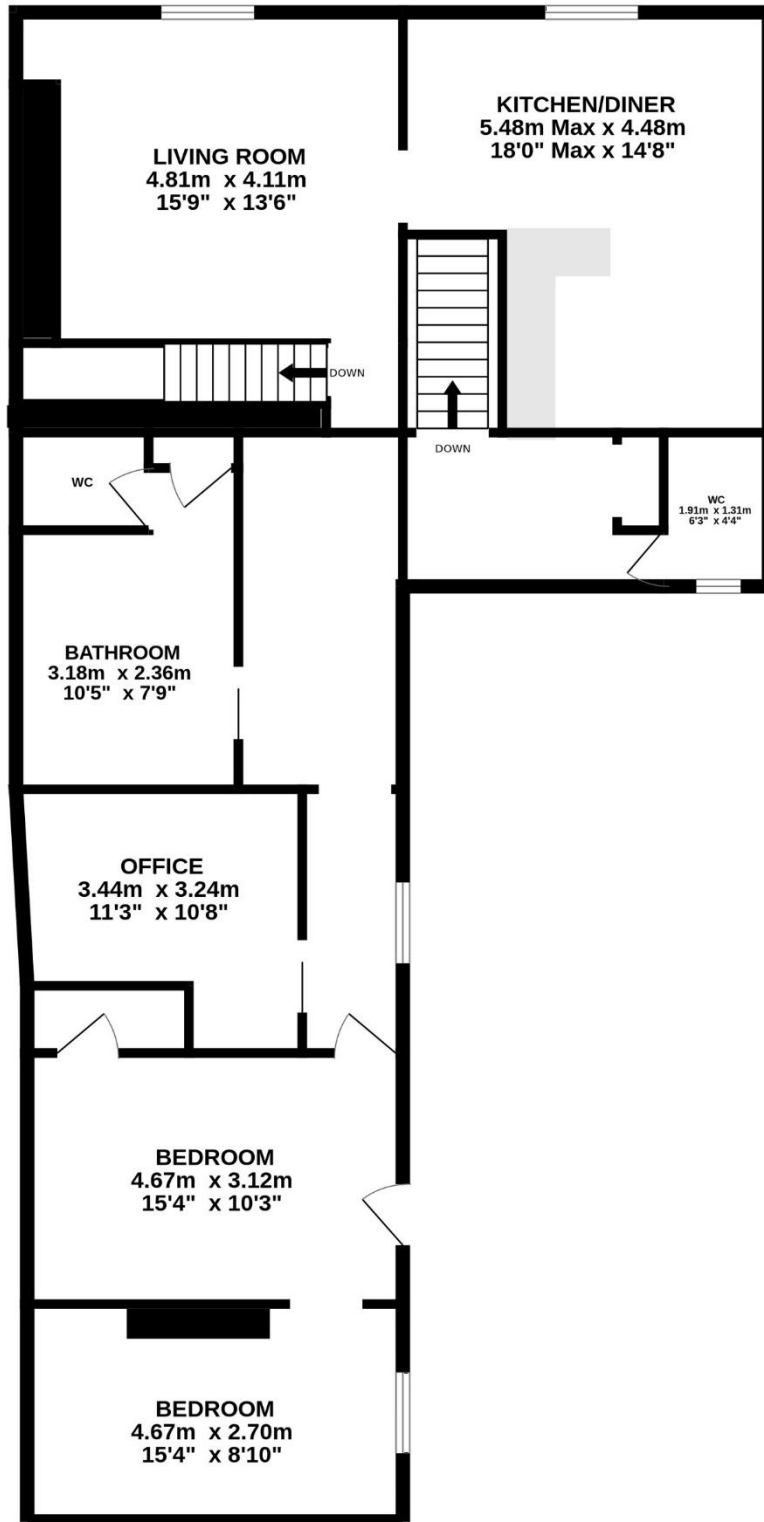
£300,000 Freehold subject to lease

GROUND FLOOR
150.0 sq.m. (1615 sq.ft.) approx.



Indicative ground floor plan
Not to scale

1ST FLOOR
118.5 sq.m. (1276 sq.ft.) approx.



Indicative first floor plan
Not to scale



Location – What3Words: [///playful.searched.contracts](https://www.what3words.com/#!/playful.searched.contracts)

Located within the centre of the city of Wells. Situated at the junction of Priory Road and Queen Street and a short distance from the principal High Street and nearby public car parking.

Planning: Wells Conservation Area. Not listed. Interested parties should satisfy themselves regarding any planning investigations in respect of historic, existing or future potential uses.

Business Rates: Dry Cleaners £11,250 Rateable Value. Area 64.5sqm.
Toy Store £5,800 Rateable Value. Area 32.6sqm.

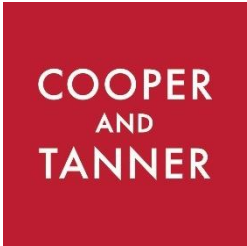
Council Tax: Flat - Band A.

Services: We understand the property benefits from connection to mains electricity, water and drainage. Services and appliances not tested.

EPC Rating: Band C/65. Area 277sqm. Certificate number 1258-2754-2364-1731-8022

VAT: We understand that the property is not currently elected for VAT.

COMMERCIAL DEPARTMENT
Cooper and Tanner
Telephone 03450 347758
commercial@cooperandtanner.co.uk



Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

