

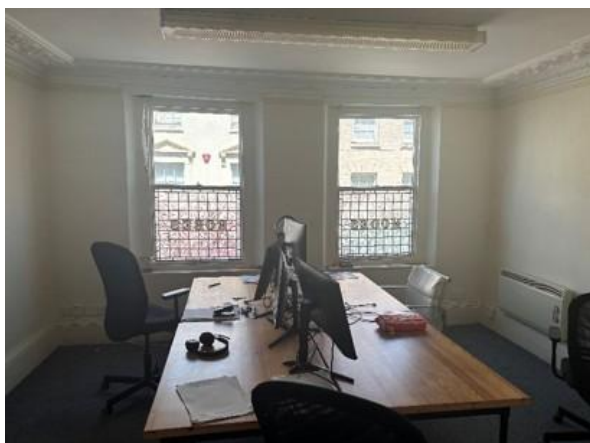
Offices at 55a High Street, Wells, Somerset BA5 2AE

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TANNER



Description

Self-contained first, second and third floor office accommodation within a Grade II Listed building. Separate entrance off Mill Street. Ground floor entrance lobby leading to first floor with kitchen, WC, two offices leading to a second floor with a further two offices, leading to a third floor suitable for storage. Period features. Good floor to ceiling heights on first and second floors.



Ground (NIA)	0.70 sq m	7 sq ft
First (NIA)	41.98 sq m	452 sq ft
Second (NIA)	31.55 sq m	340 sq ft
Third (NIA)	12.85 sq m	138 sq ft
Net Internal Area (NIA)	87.07 sq m	937 sq ft
Limited Use Areas	20.59 sq m	222 sq ft
IPMS3	107.66 sq m	1,159 sq ft

Measured in accordance with RICS Property Measurement Statement (2nd Edition).

Situated above Holland & Odam Estate Agents in the heart of Wells City Centre. No dedicated parking, but within close proximity to Wells Bus Station (3 min walk), Union Street short-stay car park (3 min walk) and Tucker Street Long-stay car park (6 min walk)

To Let – £700 PCM, excl.

Lease Terms: The asking rent is predicated on a new sub-lease on broadly the following terms:-

- Immediately Available.
- Upward-only Rent Review and Tenant-only breaks at 3-yearly sensible intervals.
- Lease to be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry).
- Tenant to contribute £600 towards Landlord's proper and reasonable legal costs.
- Deposit subject to references/credit checks.

Commercial Lease Code: Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: <http://www.leasingbusinesspremises.co.uk>

Local Council: Somerset Council

VAT: VAT is not payable on the rent.

Planning: The property has planning permission for Class E – Commercial, Business and Service type uses. The property is Grade II Listed and within the Wells Conservation Area.

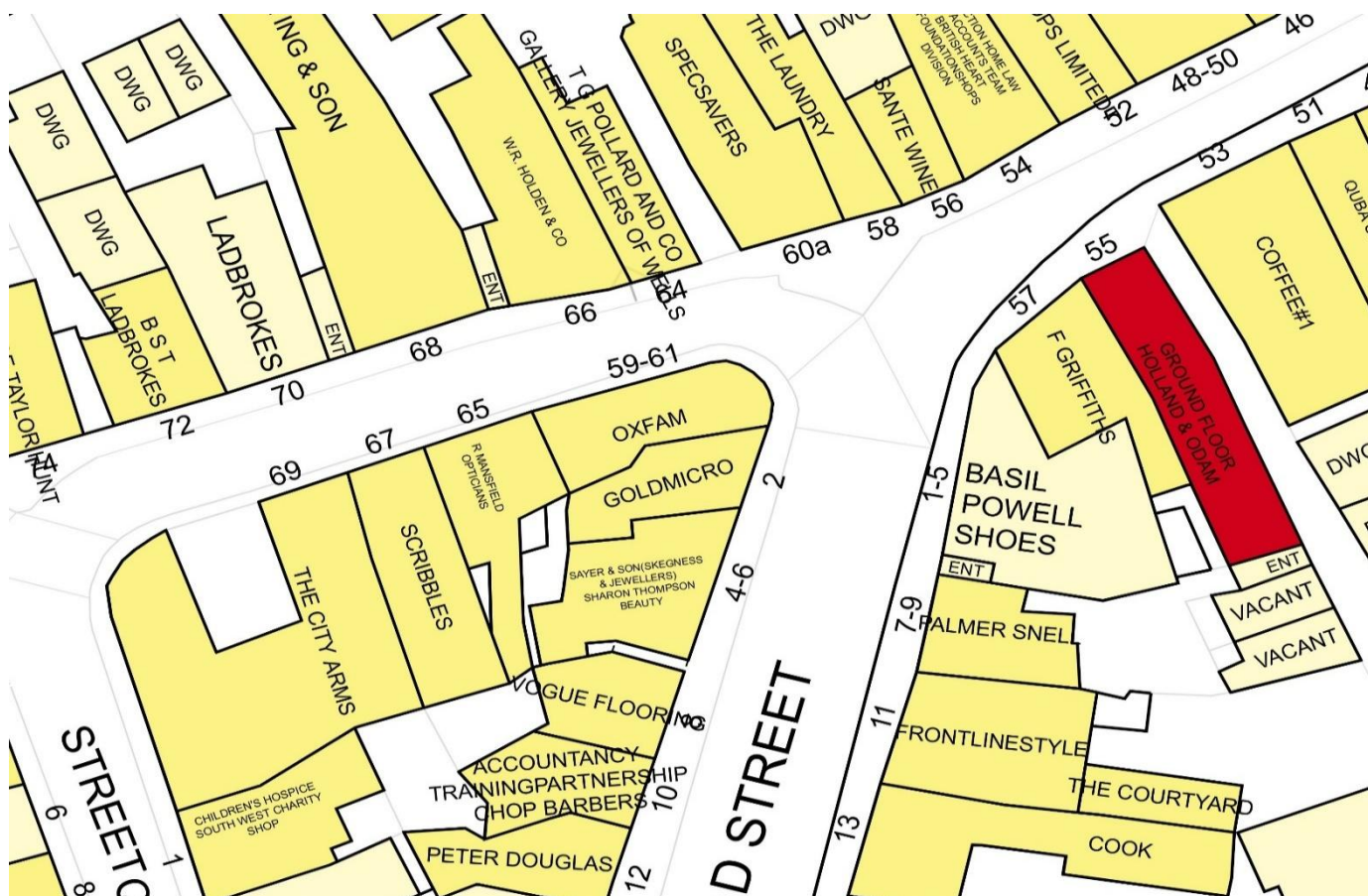
Business Rates: Rateable Value of £10,250 (2026 List). This is not the rates payable. Parties may benefit from relief from business rates and should make their own enquiries of the local billing authority.

Services: The unit benefits from connection to mains water, electricity and drainage. No gas. Internal heating from electric heaters. Services and appliances not tested.

EPC Rating: Commercial Energy Efficiency Rating of D/82

Location: What3Words
///slogged.times.health

Viewings: By appointment only through the sole agents
Cooper and Tanner – 01761 411010 – Opt. 2



COMMERCIAL DEPARTMENT

Cooper and Tanner
Telephone 01761 411010 – Opt. 2
commercial@cooperandtanner.co.uk

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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.

