



## Freehold Town Centre Property **FOR SALE**



### 26 Fore Street, Wellington, Somerset, TA21 8AQ.

- Prime town centre mixed use commercial property.
- Rear yard providing secure off road parking.
- Ground Floor suitable for Class E use – 120.77 sq m/1,300 sq ft.
- Two bedroom maisonette – 110.71 sq m/ 1,191 sq ft.
- Two further separate office rooms, suitable for conversion (STP).
- Total Accommodation – 280.36 sq m / 3,017 sq ft.
- Freehold Guide Price £450,000.

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**LOCATION** – The property occupies a prime location within Wellington town centre adjoining many national retailers including WH Smith, Superdrug, Greggs, Co-op, with a Waitrose supermarket nearby as well as being adjacent to the Wellington Library.

There is plentiful public car parking in the town centre as well as private parking to the rear of the property.

Wellington is an attractive Somerset town located within a short journey of J26 of the M5 motorway. The town has a growing population, currently above 14,500, boasting a thriving business community and acting as a dormitory town for Taunton and Exeter.

**DESCRIPTION** – The property comprises a ground floor retail premises, formerly a Barclays banking premises. This is suitable for alternative business uses, for example retail or restaurant use.

There is a separately accessed large two bedroom maisonette located on the first and second floors which has recently been refurbished to include a modern high quality kitchen and bathroom installations.

Separate and on the first floor at the rear there are two office rooms, suitable for conversion to provide some other form of use, subject to planning.

At the rear there is off road parking provisions in a secure yard area.

**SERVICES** – All main services are connected. Mains gas is also connected.

#### **ACCOMMODATION**

##### **Ground floor:**

Front Retail Area	592 sq ft	55.00 sq m
Rear Retail Area	112 sq ft	10.41 sq m
Rear Areas	471 sq ft	43.76 sq m
Safe Room	<u>128 sq ft</u>	<u>11.89 sq m</u>
<b>Total:</b>	<b>1,303 sq ft</b>	<b>121.05 sq m</b>

##### **Maisonette:**

Living Room	227 sq ft	21.12 sq m
Dining Room	267 sq ft	24.80 sq m
Kitchen	214 sq ft	19.89 sq m
Bathroom	130 sq ft	12.10 sq m
Bedroom	198 sq ft	18.40 sq m
Bedroom	<u>155 sq ft</u>	<u>14.40 sq m</u>
<b>Total:</b>	<b>1,191 sq ft</b>	<b>110.71 sq m</b>

##### **Rear First Floor Offices:**

Office 1	279 sq ft	25.92 sq m
Office 2	<u>244 sq ft</u>	<u>22.68 sq m</u>
<b>Total:</b>	<b>523 sq ft</b>	<b>48.60 sq m</b>

**Overall Accommodation 3,017 sq ft 280.36 sq m**

**FREEHOLD GUIDE PRICE** – £450,000.

**EPC** – Rating of D84. Expiry date of 2 July 2028.

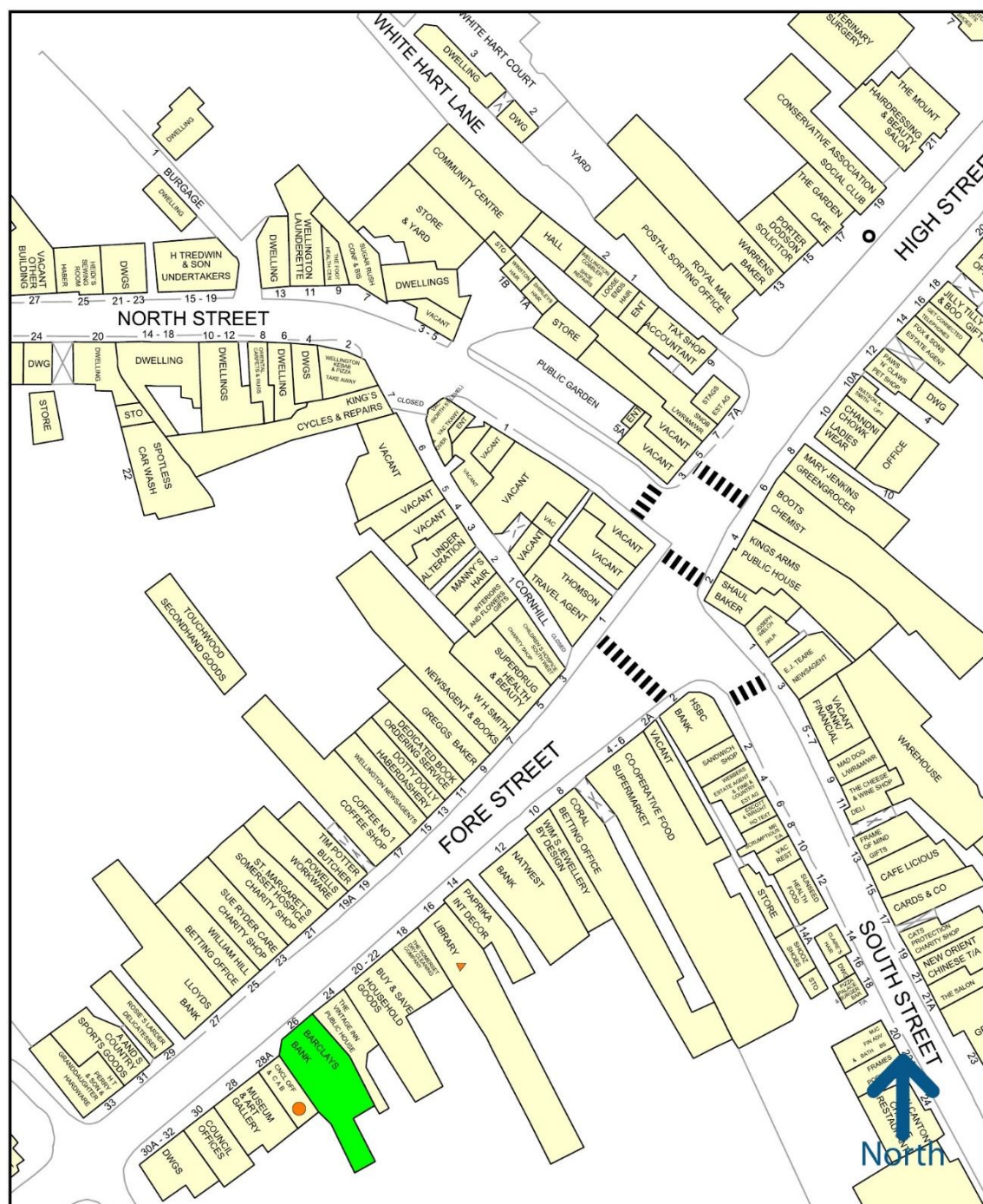
**LEGAL COSTS** – Each party will be responsible for their own legal costs.

##### **VIEWINGS** –

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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.

## LOCATION PLAN





**Additional Photographs:**



Photographs above and below of the kitchen within the maisonette.







Photograph above of the bathroom within the maisonette and below of the entrance hallway.







Photograph above of the dining room and below of the living room within the maisonette.

