

RETAIL FREEHOLD FOR SALE – VACANT POSSESSION

76 High Street, WELLS, SOMERSET, BA5 2AJ



- Rare opportunity to purchase a freehold retail property in Wells in a strong retail destination.
- Located on the busy high street in the centre of the city and has been a successful charity shop for a number years.
- Wells is an attractive and popular tourist city.
- Self-contained Grade II listed ground floor retail premises available with vacant possession.

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
0117 314 9952

LOCATION

The property is located on the high street in Wells, a popular and busy retail pitch with a mix of national and local operators.

Wells is the smallest city in England, is full of history and attractive architecture and is very popular amongst tourists. It is a strong retail destination and Market Place still has twice weekly markets.

DESCRIPTION

The property comprises a mid-terraced shop arranged over ground floor with an open plan sales area, a rear store and office and a separate kitchenette and WC. There is a rear entrance to an external area, but no rear access to the shop. The property is Grade II listed.

For clarification, the first floor flats have been sold off on a long leasehold basis and are owned separately.

ACCOMMODATION

In accordance with the RICS Property Measurement Standards, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground Floor retail	1,585	147

TENURE

The freehold interest is offered for sale.

The residential flats above have been sold off on a long leasehold basis and are held on 125 year leases.

PRICE

The property is offered for sale with a guide price of £325,000.

VAT

We have been advised that the property is not elected for VAT.

EPC

The property has a current Energy Performance Rating of B (50).

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £17,750 from 1st April 2023.

Rates payable for April 2024–March 2025 are approximately £8,857 pa. Interested parties are advised to make their own investigations to establish the exact rates payable.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process proof of funds will be requested.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Chloe Burston MRICS

Tel: 0117 314 9952

Email: chloe@burstoncook.co.uk

SUBJECT TO CONTRACT

July 2024

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

