

# RETAIL FREEHOLD FOR SALE – VACANT POSSESSION

76 High Street, WELLS, SOMERSET, BA5 2AJ



- Rare opportunity to purchase a freehold retail property in Wells benefitting from a strong retail destination.
- Located on the busy high street in the centre of the city and has been a successful shop for a number years.
- Wells is an attractive and popular tourist city as well having a wealthy local demographic.
- Self-contained ground floor retail premises with vacant possession attractive to owner-occupiers and investors.

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. The unit has been run as a successful charity shop for many years, always busy with shoppers and visitors.

Wells city is full of history with attractive architecture and is very popular amongst tourists. It is a strong retail destination with a bustling high street and Market Place still has twice weekly markets attracting numerous shoppers from the wealthy local demographic. The premises has been run as a successful and lucrative charity shop for many years and is only closing due to organisational change.

## DESCRIPTION

The Grade II listed property comprises a mid-terraced shop arranged over ground floor with an large open plan sales area, a rear store, office and a separate kitchenette and WC. It could be suitable for a range of uses depending on planning.

The premises is available vacant possession from November 2024.

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 retail unit has the following approximate net internal floor area:

1,585 SQ FT (147 SQ M)

## 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 offers in excess of £300,000.

## VAT

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

## 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.

## EPC

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

## 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](mailto:chloe@burstoncook.co.uk)

## SUBJECT TO CONTRACT

October 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.

