



## To Let

16 Market Place  
Wells  
BA5 2RB

1,079 Sq Ft  
(100 Sq M)

## Key features

- On the instructions of Wells Cathedral
- Rare Opportunity on the Market Place
- Self-Contained Ground Floor Retail Unit
- Prominent Location
- Available on a New Internal Repairing and Insuring Lease
- Minimal Fit-Out Required



## LOCATION

Wells is the smallest City in England and boasts an impressive Cathedral, Bishops Palace and a bustling town centre with a traditional marketplace which remains a popular destination for residents and visitors.

The property is situated in a prominent position on the Market Place, between Penniless Porch and the Bishop's Eye Gatehouse (the main pedestrian thoroughfare from the Cathedral and Bishop's Palace to the Market Place). Nearby occupiers include ASK, Roly's Fudge, and Phase 8 to name a few.

## DESCRIPTION

A Grade II Listed, self-contained, ground floor shop within a multi-occupied building. Most recently used as a Gift Shop, prior to that, the property was occupied by the National Trust.

## ACCOMMODATION

The property is currently split into an L-shaped sales area, two storage/office areas, a kitchenette and WC. The shop is to be let with the existing track lighting, slat walling, shelving and till counter in situ.

GROUND FLOOR ONLY	SIZE (sq ft)	SIZE (sq m)
Sales Area	706 Sq Ft	65.59 Sq M
Ancillary Areas	373 Sq Ft	34.65 Sq M
<b>TOTAL</b>	<b>1,079 Sq Ft</b>	<b>100.24 Sq M</b>

## PLANNING

Grade II Listed and within the Wells Conservation Area. We understand the property currently has consent for A1 (Retail) type uses. It may be suitable for other uses subject to Landlord approval and obtaining the necessary planning consents.

## LEASE TERMS

Immediately available on a new internal repairing and insuring lease, on terms to be agreed, at an initial rent of £26,000 per annum exclusive.

Lease to be contracted outside of Sections 24-28 of the Landlord & Tenant Act 1954, Part II (i.e. no automatic right to renewal).

## BUSINESS RATES

Valuation Office Agency website states that the property has a rateable value of £20,000 in 2017 list. We recommend that all interested parties make their own enquiries.

## LEGAL COSTS

Each Party is to bear their own legal and professional costs.

## VALUE ADDED TAX

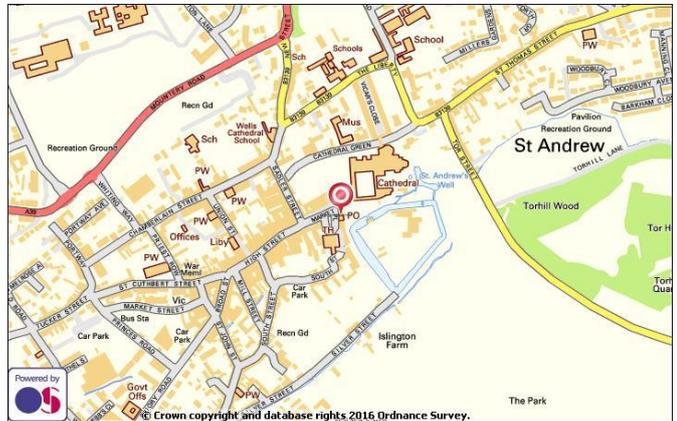
Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers received will be assumed to be net of VAT unless stated otherwise. We are informed that VAT is not payable on the rent.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Not required.

## FIXTURES AND FITTINGS

All fixtures and fittings are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the owners nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations.



## Viewing Arrangements:

Strictly by appointment with the sole agents RMW Knight;

Tel 01749 676023 or  
wells@rmwknight.com

RMW Knight is a trading name of RMW Surveyors LLP (Hereafter RMWK). Please note that these particulars are for guidance purposes only and nothing in these particulars constitute all or part of any contract, and no contract will exist or be deemed to exist until formal documentation has been completed by both parties.

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