

## WELLS

### 29 High Street, BA5 2AA

#### TO LET/ MAY SELL

##### LOCATION

Often described as the smallest city in England, Wells is noted for its historic architecture, which includes Wells Cathedral, the Bishop's Palace and Europe's oldest residential street. These attractions help attract large number of tourist visitors which bolster the affluent surrounding resident population.

There are a range of independent and national retailers in the town. The subject property sits within the prime pitch with surrounding multiple occupiers including Fat Face, Boots, Loungers and Waterstones.

##### ACCOMMODATION

The property provides the following approximate areas;

**Ground Floor:** 645 sq ft 60 sq m

**TOTAL:** 645 sq ft 60 sq m

##### LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

##### RENTAL

£21,000 per annum exclusive.

##### Business Rates

Rateable Value: £28,500

Rates Payable: £14,221

##### EPC

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##### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

##### VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.



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