

14 A High Street (former Charles Ashley)

Wells, Somerset BA5 2SG

COOPER
AND
TANNER

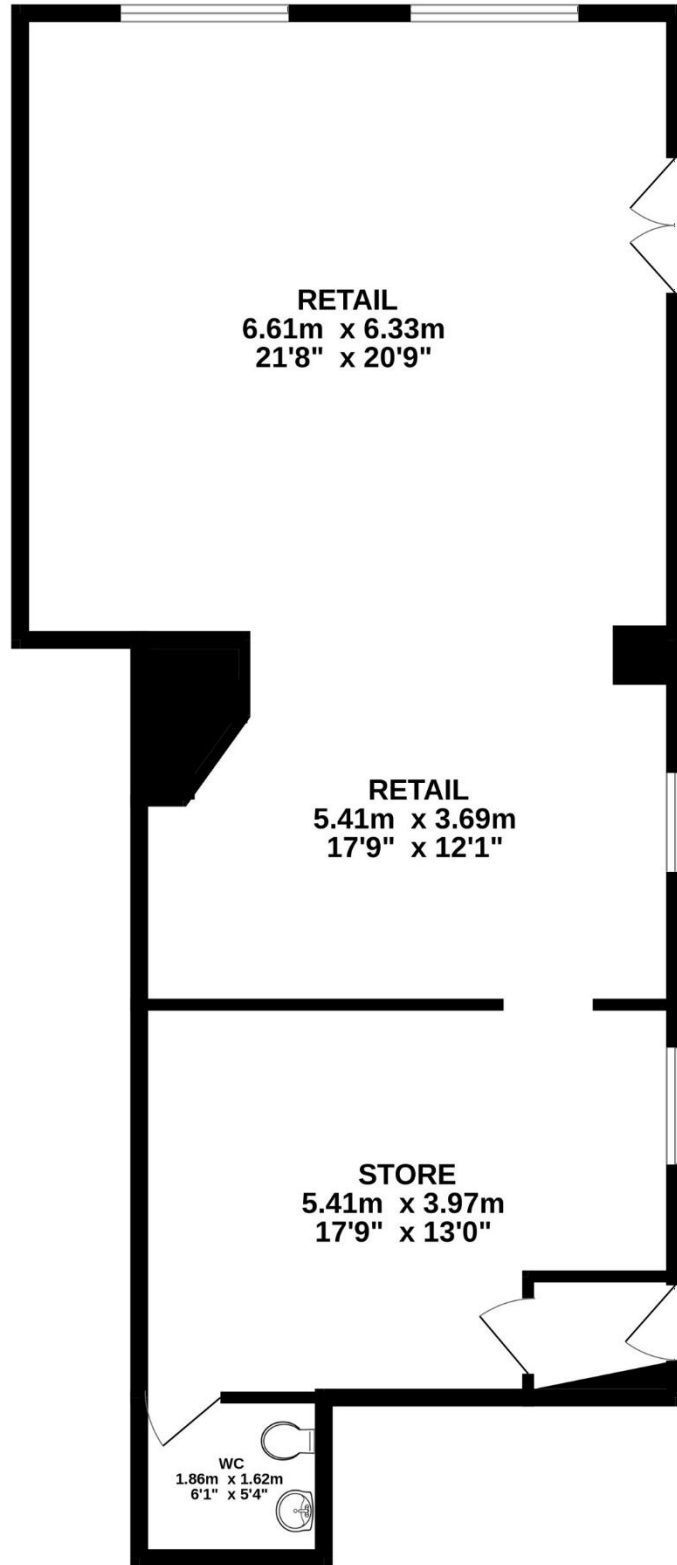


Retail unit situated at the top of Wells High Street providing approximately 877sqft NIA available on a new lease from January 2026. Well suited to a number retail, professional service or other E Class type uses, subject to necessary consents.

To Let - £24,000 per annum, excl.



GROUND FLOOR
84.5 sq.m. (910 sq.ft.) approx.



Indicative Layout Plan

Description

Ground floor retail unit available from January 2026 having been occupied by Charles Ashley shoe retailer for a significant number of years.

Retail Area 61.90sqm / 666.29sqft
Stock Room and Side access 19.56sqm / 210.54sqft
WC 3.45sqm / 37.13sqft

The principal retail area has a max internal width of 6.6m and a max depth of 10.58m, there is a step and columns within the retail space and hard frontage with two 20 pane windows.

Access is taken off the High Street via an attractive shared entrance courtyard.

No external areas within the demise.

Café / food or drink uses not permitted due to conflict with Landlord's retained property.

Business Rates

Rateable Value - £33,250 (2023 List). Not rates payable. For confirmation on the precise rates payable, please rely on your own enquiries of the local billing authority. Area on the VOA 76.64sqm.

EPC Rating

EPC Band B/47. Cert: **8269-4936-8212-2930-5751**

Services and Fixtures & Fittings

The property benefits from connection to mains water, electricity and drainage. Electric heater.

No tests have been carried out on any appliances or services at the premises and neither the vendors nor their agents give any warranty as to their condition.

Prospective occupiers should make their own investigations. All fixtures, fittings and trading equipment are specifically excluded unless mentioned in these particulars.

Lease Terms

The asking rent is predicated on a lease on broadly the following terms:

- Available on a new lease
- Internal plus shop frontage and plate glass repairing and insuring basis
- Provision to pay 50% of upkeep of the shared cobbled entrance
- Rent Review at the 3rd anniversary's
- Lease to be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Tenant to contribute £500 + VAT towards Landlord's proper and reasonable legal costs
- Deposit subject to references/credit checks.

Commercial Lease Code

Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: <http://www.leasingbusinesspremises.co.uk>

Planning

Local authority Somerset Council (former Mendip Area). Part of Grade II listed building (former Star Hotel) and within the Wells Conservation Area.

Interested parties should rely on their own enquiries in respect of any planning history, opportunities and existing consented uses and works with the local planning authority.

VAT

VAT is not payable on the rent.

Enquiries / Viewings

Cooper and Tanner Commercial Department:
Tel. 03450 34 77 58

Email: commercial@cooperandtanner.co.uk
C&T acting on behalf of joint agents Everard Cole.



COMMERCIAL DEPARTMENT

Cooper and Tanner

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.