



UNIT 2, 7/8 MARKET PLACE, WINCANTON

Attractive lock-up shop in prominent corner position. Approx 456 sq ft (42.37 sq m) plus basement storage.

- | Excellent position in heart of Town Centre
- | New lease
- | Free all day parking nearby

SOMERSET BA9 9LL

TO LET £8,000 PA

**WOOLLEY
& WALLIS**

Location

The property is situated in a prominent corner position in the heart of Wincanton Town Centre close to the Post Office fronting the Market Pace and the High Street. There is a Boots The Chemist and Co-Op foodstore nearby as well a number of interesting local shops, and cafes. All day parking is available nearby in Carrington Way which is currently free of charge for periods of up to 12 consecutive hours. Wincanton is an attractive Somerset town with convenient access to the A303. It is situated approximately 13 miles north-west of Shaftesbury and 33 miles west of Salisbury. There are established industrial and commercial centres on its southern fringes.

Description

The premises form part of an attractive Grade II Listed building with display frontages to both the Market Place and North Street. Most recently occupied by an Estate Agency, the premises provide a front sales/ office area which is carpeted and fitted with a suspended ceiling with inset LED lighting. There is kitchenette at the rear as well as a WC cloakroom. From here there are stairs to a basement providing useful storage space. There is also a secondary side entrance (into the kitchen) off North Street.

Accommodation

Approximate Net Internal Areas

	m ²	ft ²
Retail sales/ office	35.00	377
Kitchen	7.37	79
Basement storage	20.44	220
Total	62.81	676

Lease

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Rent

£8,000 per annum

We are advised that VAT will not be applicable.

Rent is exclusive of buildings insurance, business rates and all other outgoings.

Business Rates

Rateable Value: £3,400

The Small Business Rate Multiplier for the year 2023/2024 is 49.9 p in the £.

Services

We understand that mains electricity, water and drainage are connected to the property.

Caution

Woolley & Wallis Commercial have not tested the services mentioned in these particulars.

Planning

Prospective tenants must satisfy themselves as to the permitted planning uses for the property.

Legal Costs

Each party to pay their own.

Code of Practice

You should be aware that the Code of Practice on commercial leases in England and Wales recommends that you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.commercialleasecode.co.uk

References

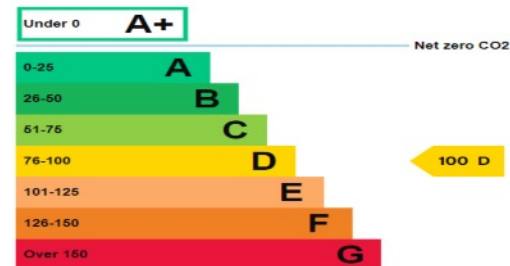
Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Energy Performance Certificate

The premises are Listed and therefore exempt.

Energy rating and score

This property's current energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Viewing

Strictly by appointment only through Woolley & Wallis Commercial (01722 330333)



AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in July 2023.

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