



13 HIGH STREET, WELLINGTON, TA21 8QT

The premises are located centrally within the town close to a number of national and independent retailers and convenient for the public car parks.

The ground floor was last utilised as a bar/pub and includes a large store behind. To the rear of this is a small enclosed garden.

TO BE SOLD AT AUCTION - GUIDE £85,000 PLUS

- **SUBSTANTIAL TOWN CENTRE PREMISES**
- **AUCTION DATE 24th JULY 2025**
- **VACANT GROUND FLOOR - LET OFFICES ABOVE**
- **TOWN CENTRE LOCATION CLOSE TO CAR PARKS**
- **SUITABLE FOR RETAIL/CAFE USES - GARDEN BEHIND**
- **ENERGY PERFORMANCE CERTIFICATE - GROUND - B (42) UPPERS - APPLIED FOR**



AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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AUCTION:

The premises are being offer via Auction through Clive Emson on 24th July 2025. For more information or to obtain a legal pack please visit the Clive Emson website.

LOCATION:

Situated between Tiverton and Taunton, Wellington is the situated in Somerset close the the Devon Border and adjoins M5 motorway and has a population of just under 17,000.

The premises are located within the heart of the town centre close to three public car parks and bus stops.

DESCRIPTION:

The premises are located centrally within the town close to a number of national and independent retailers and convenient for the public car parks.

SCHEDULE OF ACCOMMODATION:

GROUND FLOOR

Retail/Bar Space 659 sq.ft (61.22 sq.m)

Ancillary Storage 2,282 sq.ft (212 sq.m)

Disabled WC

near Enclosed Garden

UPPER PARTS

First - Landing Four Offices and Stores

Second - Landing 2X WC's 2XStores and Kitchen

LEASE:

Leasehold.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is for the ground floor is £18,000.

The rateable value for the upper parts is included within the neighbouring assessment.

To find out how much business rates will be payable there is a business rates estimator service via the website.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

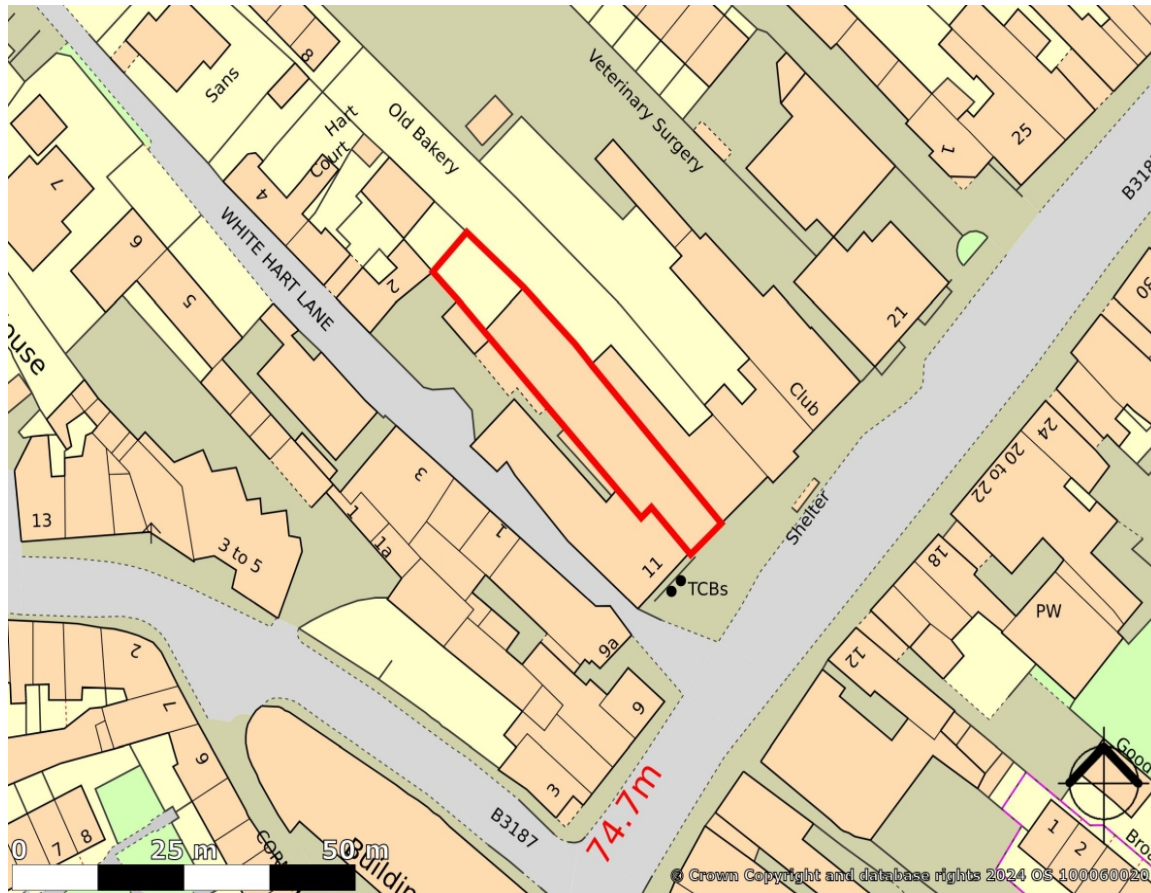
ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is within Band B (42).

VIEWING AND CONTACT INFORMATION:

Please contact Clive Emson Auctions to book a viewing via their website.

If further information is required please contact James Lofthouse or Steve Appleby on 01392 366555



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