

13 & 13A Broad Street

Wells, Somerset BA5 2DJ

COOPER
AND
TANNER



£395,000 Freehold Investment

Freehold investment property comprising retail unit, office, and maisonette. Fully let currently generating gross income of £31,200 per annum.

13 & 13A

Broad Street

Wells

BA5 2DJ

£395,000 Freehold, subject to leases

DESCRIPTION

A well-maintained fully let mixed-use investment property situated within a prominent secondary trading location in the centre of Wells. Nearby several well established local independent retailers and on-street parking.

ACCOMMODATION	Sq M	Sq Ft
Ground Floor Sales	52	559
Ground Floor Ancillary	36	385
(13) Shop (Net Internal Area)	88	944
(13A) First Floor Office	24	255
Shared Area	7	79
First Floor	14	147
Second Floor	40	435
(13A) 2-Bedroom Maisonette	54	582

Externally, there is a courtyard garden area to the rear, currently within the demise of the shop.

FREEHOLD TERMS

Offers are invited for the Freehold Interest, subject to and with the benefit of the existing tenancies.

INVESTMENT INFORMATION

Shop

The retail unit is let to DBM Investments Ltd an established franchise of Cook, the frozen food retailer. Originally let on a 15-year term from September 2010. An extension to the lease has just been agreed for 5 years extending the term until 29th September 2030. Passing rent of £1,625 per calendar month / £19,500 per annum, exclusive.

Office

The office (first floor) is currently let to Jigsaw Recruitment Ltd at £250 per calendar month / £3,000 per annum, exclusive. 5 Year term from 9th March 2021 that was originally due to expire in March 2026. Please note, tenant has exercised their break clause under the lease and will vacate by 18th July 2024.

Maisonette

The maisonette is occupied on a periodic Assured Shorthold Tenancy, at £8,700 per annum / £725 per calendar month.

Full copies of the occupational leases are available on application following a successful viewing and at discretion of the Vendor.

PLANNING

The property is not Listed but does fall within the Wells Conservation Area. (Adjacent property No. 11 is listed).

Local Council: Somerset Council
Telephone: 0300 038588

Rateable Value: Shop – £17,250 (Rateable Value).
Office - £2,650 (Rateable Value).

Council Tax: Flat – Band B

Services: We understand that the property benefits from connection to mains gas, electric, water and drainage. Gas combi boiler to the flat. Services and appliances not tested.

Tenure: Freehold, subject to occupational leases.

EPC Rating: Shop – B/46. Office – C/68. Flat – E/42.

Copies available upon request.

VAT: We understand VAT is NOT payable on the purchase price.

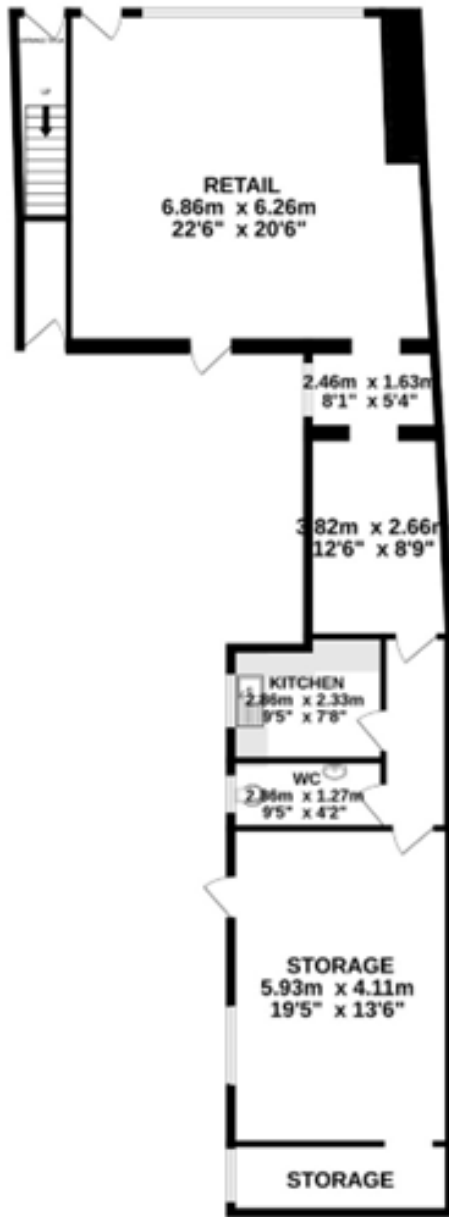
Viewing: Strictly by appointment only through the sole agents **Cooper and Tanner 1908 Ltd.**







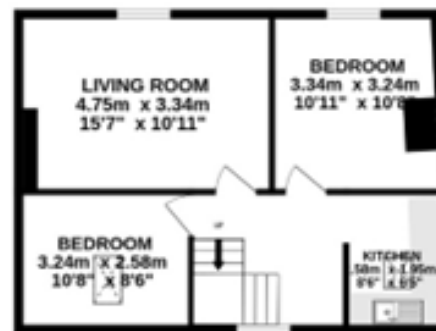
GROUND FLOOR (RETAIL)
104.2 sq.m. (1121 sq.ft.) approx.



1ST FLOOR (OFFICE AND
ENTRANCE TO FLAT)
47.0 sq.m. (506 sq.ft.) approx.



2ND FLOOR (FLAT)
46.2 sq.m. (497 sq.ft.) approx.



13-13A BROAD STREET WELLS

TOTAL FLOOR AREA : 197.4 sq.m. (2124 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Commercial Department

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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.

