



### Location

Wiveliscombe is a small town and civil parish in Somerset, England, situated 9 miles west of Taunton in the Taunton Deane district.

The property is situated on the corner of North Street and the main Town Square. It is opposite the Cooperative Food Store, and amongst other local traders such as the Wiveliscombe Vantage Pharmacy.

### Description

The accommodation extends over ground floor and basement comprising the following approximate dimensions and floor areas (measured on a net internal basis):-

Floor	Sq ft	Sq m
Internal With	35 ft 3in	10.74m
Depth (max)	61 ft 9in	18.82m
Ground Floor Sales	758 sq ft	70 sq m
Office/Storage	82 sq ft	8 sq m
Strong Room	124 sq ft	12 sq m
Basement	557 sq ft	52 sq m

For further information please contact:

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### Lease

The premises are held on a full repairing lease by way of the service charge expiring in June 2025 subject to a rent review in June 2020. They are available by way of an under lease at a rent of £7,000 pa.

### Planning

The premises falls within use within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

### User

Lease permits Classes A1, A2, and/or A3 .

There may be scope to widen the permitted use(s) subject to landlord consent.

### Business rates

We have been verbally advised the property is currently assessed for rating purposes as follows:

**Rateable value (2010):** £5,890

**UBR (2020/21):** 49.9p

All eligible retail and leisure businesses will benefit from a rates holiday until April 2021.

As the rateable value is below £12,000 the tenant may benefit from small business rate relief, resulting in no rates being payable, subject to certain conditions. Interested parties should make their own enquiries with the Local Planning Authority.

### Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

The property has an EPC rating of C72.

### VAT

VAT if applicable will be charged at the standard rate.

Subject to Contract

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