



For Sale or To Let

104 High Street
Street
Somerset, BA16 0EW

2,688 Sq Ft
(249.72 Sq M)

Key features

- Town centre shop
- Strong Secondary Location
- For sale or to let
- 2 car parking spaces to rear
- Rear loading access



LOCATION

Street, although still technically a village, has a population of circa 11,000 and is home to Clarks Village which attracts over 4 million visitors each year. The subject property is located in a strong secondary position on the busy High Street in Street. Nearby occupiers include 'Fourseasons', 'JD Wetherspoon', 'HSBC', 'Greggs' to name a few. The Northside (255) and Southside (116) short-stay pay and display car parks are a short distance from the property.

DESCRIPTION

Town centre shop with first floor retail area and ancillary areas over three floors.

ACCOMMODATION	SIZE (sq ft)	SIZE (sq m)
Ground Floor Retail	1,046 Sq Ft	97.17 Sq M
Ground Floor Ancillary	203 Sq Ft	18.86 Sq M
First Floor Retail	929 Sq Ft	86.3 Sq M
First Floor Ancillary	175 Sq Ft	16.26 Sq M
Second Floor Ancillary	335 Sq Ft	31.12 Sq M
NET INTERNAL AREA	2,688 Sq Ft	249.72 Sq M

PLANNING

We understand the property currently has consent for A1 (Retail) type uses. It may be suitable for other uses subject to Landlord approval and obtaining the necessary planning consents. The property is not Listed but is within a Conservation Area.

ASKING TERMS

Subject to Contract and Vacant Possession, the property is available from August 2018 (possibly earlier through agreement) on:

1. A new full repairing and insuring lease on term, at an initial rental of £25,000 per annum, exclusive, or
2. Freehold, at a Guide Price of £310,000.

BUSINESS RATES

A search on the Valuation Office Agency website revealed that the Rateable Value is £21,250. We recommend all interested parties make their own enquiries.

LEGAL COSTS

Parties to be responsible for their own legal and professional costs.

VALUE ADDED TAX

Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers received will be assumed to be net of VAT unless stated otherwise. We are informed that VAT is not payable on the price/rent.

ENERGY PERFORMANCE CERTIFICATE (EPC)

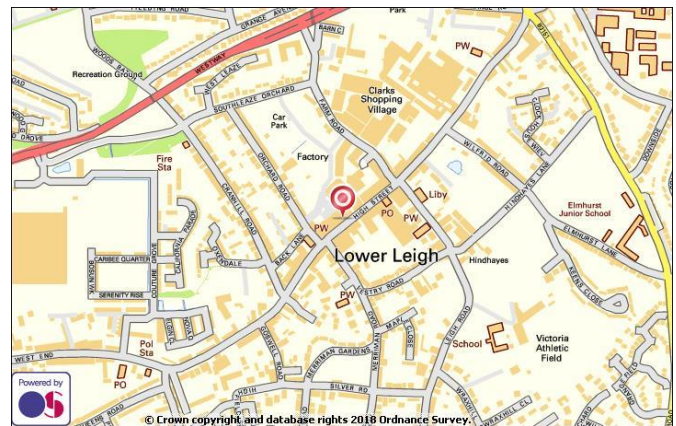
The EPC rating for this property is C (75). Copy available upon request

NOTE

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyance before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremises.co.uk

FIXTURES AND FITTINGS

All fixtures and fittings are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the owners nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations.



Viewing Arrangements:

Strictly by appointment with the sole agents:

t: 01749 676023
wells@rmwknight.com

RMW Knight is a trading name of RMW Surveyors LLP (Hereafter RMWK). Please note that these particulars are for guidance purposes only and nothing in these particulars constitute all or part of any contract, and no contract will exist or be deemed to exist until formal documentation has been completed by both parties.

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