

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**For Sale**

Guide Price of £300,000

1 Church Street, Wedmore, Somerset BS28 4AB

3,200 Sq Ft  
(297.23 Sq M)

# Summary

- Highly prominent retail premises
- Approx. 3,199 sq ft (297 sq m)
- Located in the affluent village of Wedmore
- Significant redevelopment potential subject to planning
- Numerous quality local shops in the village
- Italianate Style building originally designed by John Tonkin
- A purchase at the Guide Price of £300,000 equates to a NIY of 5.16% (taking purchasers costs at 3.30%)

## Location:

The property is located in the affluent large village of Wedmore in the county of Somerset. The parish consists of three main villages: Wedmore, Blackford, and Theale with a population of circa 3,318. The village itself is located approx. 4 miles south of Cheddar, 7 miles west of Wells and 7 miles north west of Glastonbury.

The village benefits from medical and dental facilities, butchers, village store, three public houses and several other local shops that serve the local community.

## Description:

The property consists of a prominent Italianate style Grade II Listed retail premises over ground, first and second floors originally designed by John Tonkin as a 'fashionable house' in the village. The ground floor benefits from a good size sales area to the front and storage to the rear.

On the first floor the property benefits from a large open plan storage space which leads to the second floor that is also utilised for storage accommodation. The property is currently occupied by Wedmore Pharmacy.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx	sq m	sq ft
Ground floor	111.20	1,197
First floor	106.16	1,143
Second floor	79.87	860
<b>Total</b>	<b>297.23</b>	<b>3,200</b>

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

E (108)

## Planning:

The amended use classes would mean this property could be used for E class uses.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £21,250.00 therefore making the approximate Rates Payable £10,603.75 per annum for 2023/24.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms / Tenure:

The property is available freehold subject to the lease dated 19th March 2019 to Sharief Healthcare Limited with a Personal Guarantor provided by Suhail Sharief. The lease expired on 24th March 2024 and the tenant is currently holding over. The current passing rent is £17,350 per annum.

Sharief Healthcare Limited benefits from a strong D&B rating of 2A and has traded for 12 years with annual sales of £27,435,928.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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