

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 5.60% (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 |
| Total | 297.23 | 3,200 |

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 enguiries.

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) 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.

<u>Contact</u> 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:

Viewings strictly by appointment only. Please contact the agent for further details.



CONTACT THE AGENT

Zach Maiden

Tel: 07770 442592

Email: zmaiden@vickeryholman.com

Main Office

Tel: 01392 203010

Exeter Office

Balliol House, Southernhay Gardens, Exeter, Devon, EX1 1NP



ckery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenant, agreement. Hease refer to www.leasingbusinesspremises could for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for a guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given thout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them, 3) No person in the ployment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.











kery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to wleasingbusinesspremises could for further information. Vickery Holman for themselves and for the Vendors or Leasors of the property whose Agents they are, give notice that 1.1 The particulars are set outs as a general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract, 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given nout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the ployment of Vickery Holman has any authority to make or give any representation or warranty in relation to this property.

