



**SITUATION**

Occupying a prominent corner position at the junction with North Street in the heart of the town centre, directly opposite **Boots** and amongst other multiples as **Waitrose, Coral, Tui, Co-Op, Superdrug** and many more.

Wellington is an attractive market town located approx. 6 miles south-west of Taunton with good road links via the A38 which links to the M5 (Junction 27).

Sir John Popham is buried here who, when Lord Chief Justice, prescribed over the trials of Sir Walter Raleigh and Guy Fawkes.

**PROPERTY**

A **Grade II Listed** (see Note 1) corner building within a Conservation Area comprising a **Ground Floor Shop and Basement** with internal and separate side access to **Ancillary Accommodation** on the first and second floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Vacant Shop & Upper Part**

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	17'5"
Return Window Frontage	4'3"
Internal Width	16'0"
Shop Depth	38'6"
Built Depth	42'7"
WC	

**Basement** (Not inspected)

**First Floor**

Storage Area	Approx. 415 sq ft
Kitchen Area	Approx. 41 sq ft

**Second Floor**

Storage Area	Approx. 377 sq ft
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**Note 1: As the property is Grade II Listed empty rates will not be applicable.**

**Note 2: There is potential to create a Self-Contained Upper Part for Residential Use, subject to obtaining the necessary consents.**

**Note 3: 6 week completion.**



**JOINT AUCTIONEERS**  
Alder King, Suite 327 Bridge House, 7 Bridge Street,  
Taunton, Somerset TA1 1TG  
Tel: 01823 444 879 - Ref: A. Maynard

**VENDOR'S SOLICITORS**  
Sherrards Solicitors - Tel: 01727 832 830  
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