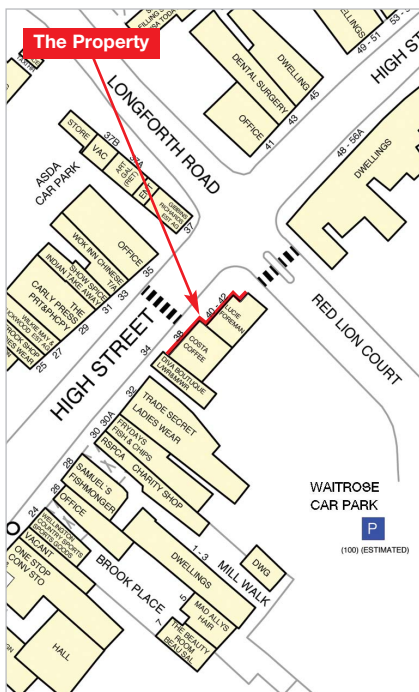


Wellington 36 & 38 High Street, Somerset TA21 8RD

- **Leasehold Shop Investment**
- Built in 2010 as part of the Waitrose scheme
- Majority let to Costa Coffee franchisee, lease expires 2026 (1)
- Busy corner position in front of Waitrose Store and car park
- Fixed rent increase in 2015 on 38 High Street to £16,390 pa
- Total Current Gross Rents Reserved
£40,200 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. Held for a term of 999 years from October 2011 (thus having some 998 years unexpired) at a ground rent of £100 per annum.

Location

Wellington, with a population approaching 10,000, is a small market town located in the valley of the River Tone, 6 miles west of Taunton. The town benefits from lying off the A38 and within 2 miles of the M5 (Junction 26). The property is situated in a prominent corner position with a Waitrose Supermarket behind where there is free parking for some 100 cars. Other occupiers close by include Asda and a range of local traders.

Description

The property is arranged on ground floor only to provide a coffee shop and newly fitted hair salon. The units form part of a Waitrose development constructed in 2010. There are four flats over the subject property, which are not included in the sale.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

No.	Present Lessee	Accommodation (4)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
36 High Street	Life Coffee Cafés Limited (2) (t/a Costa)	Ground Floor 109 sq m (1,173 sq ft)	15 years from 01.11.2011 There is a Tenants' break clause in 2021 (1) Rent review every 5th year FR & I	£25,200 p.a.	Rent Review 2016
38 High Street	Samuel Kingswell and Luci Kingswell (3) (t/a Luci Foreman)	Ground Floor 73.70 sq m (793 sq ft)	10 years from 15.05.2012 Rents increase at the end of 3rd year to £16,390 p.a., 6th year to £17,910 p.a., 9th year to £19,571 p.a. FR & I	£15,000 p.a.	Rent Increase 2015

- (2) Life Coffee Cafés Ltd currently operate 12 Costa franchises in the South-West.
(3) Luci Foreman also trades from James Street, Taunton
(4) Areas provided by Vendor.

Total £40,200 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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