

# TAUNTON

RETAIL / SHOWROOM  
INVESTMENT

# FOR SALE



**2 WELLINGTON NEW ROAD TAUNTON TA1 5NF**

Victoria House • Victoria Street • Taunton TA1 3FA

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# 01823 353033

## LOCATION

2 Wellington New Road is located 1 mile to the west of Taunton town centre fronting the A38 (T) and close to University Centre Somerset (SCAT) and Musgrove Park Hospital. Other nearby occupiers include Tesco, Morrisons Daily, National Tyre, Bradfords Builders Merchants and Majestic Wine.

Taunton is a strong commercial location and has a 2021 estimated population of 66,000 and is located 35 miles to the north east of Exeter and 45 miles to the south west of Bristol. The town has a retail catchment within a 20 minute drive time of 155,000 and a captive catchment population of approximately 330,000. The property has a 20m frontage to the A38, one of the arterial routes into and around the town centre. The location has an Average Annual Daily Traffic Flow of 17,600 vehicles and is shown on the attached plans.

## DESCRIPTION

- Retail showroom premises – single storey.
- 20m road frontage with forecourt and parking area.
- High quality tenant fit-out.
- National multiple tenant in occupation for over 10 years.
- Established open retail planning status.
- 10 year lease with over 4 years to break option.
- Tenant recently renewed its lease - without incentives.
- Full repairing lease.
- Accessible, edge of centre position with easy access to M5 junctions 25 and 26.

## FLOOR AREAS

Showroom (main)	1,880 ft <sup>2</sup>	174.60 m <sup>2</sup>
Office / ancillary / store	540 ft <sup>2</sup>	50.23 m <sup>2</sup>
<b>Total</b>	<b>2,420 ft<sup>2</sup></b>	<b>224.83 m<sup>2</sup></b>

Gross Internal Floor Area – imperial figures are rounded

## TENANCY DETAILS & EPC

The property is let in its entirety to High Seat Limited on full repairing terms for 10 years from 24 December 2025 at a rent of £30,000 p.a. subject to a rent review on the 5th anniversary of the term. The tenant has a break option on 24 December 2030.

High Seat Limited is a prominent, family-owned specialist ergonomic furniture retailer trading from over 50 showrooms nationwide, backed by a centralised UK manufacturing hub in Batley, West Yorkshire. Annual turnover for the year ending 12/2024 was £60.9 million with a pre-tax profit of £3.8 million. The business is significantly shielded from broader e-commerce pressures impacting other retailers due to their specific customer demographic being elderly and medical/orthopaedic retail buyers who rely heavily on a physical "bricks-and-mortar" showroom experience.

## INVESTMENT PROPOSAL

We are instructed to seek offers for the freehold interest, subject to the lease in excess of **£385,000** (Three Hundred and Eighty Five Thousand Pounds) subject to contract and exclusive of VAT. A purchase at this level would show an attractive Net Initial Yield of **7.47%** allowing for purchase costs at 4.27%.

## INVESTMENT MARKET OVERVIEW

The rent has recently been agreed with the tenant based on market evidence. Prominent roadside retail showrooms and trade-counter premises are underrepresented in Taunton. Recent relevant transactions:

Formula 1 Autocentres 31-39 Priory Bridge Road Taunton	New 4,770 ft <sup>2</sup> service centre	Sept 2025	£16.78 /ft <sup>2</sup>
Enterprise 29 Priory Bridge Road Taunton	1,752 ft <sup>2</sup> car rental centre	March 2024	£15.10 /ft <sup>2</sup>
Johnsons Dry Cleaners 3 Belvedere Retail Park Station Road Taunton	1,300 ft <sup>2</sup> retail unit	Sept 2023	£13.87 /ft <sup>2</sup>
Johnsons Dry Cleaners 3 Belvedere Retail Park Station Road Taunton	1,300 ft <sup>2</sup> retail unit – long leasehold investment sale	July 2024	9.0%
Multi-let industrial Trafalgar House Galmington Trading Estate Taunton	20,200 ft <sup>2</sup> industrial estate – freehold investment sale	April 2025	6.83%

## LEGAL COSTS

Each party is to bear their own legal and surveyor's costs incurred in the transaction.

## EPC

Energy Performance: Band B – valid to 22 August 2032.

## FURTHER INFORMATION AND VIEWING

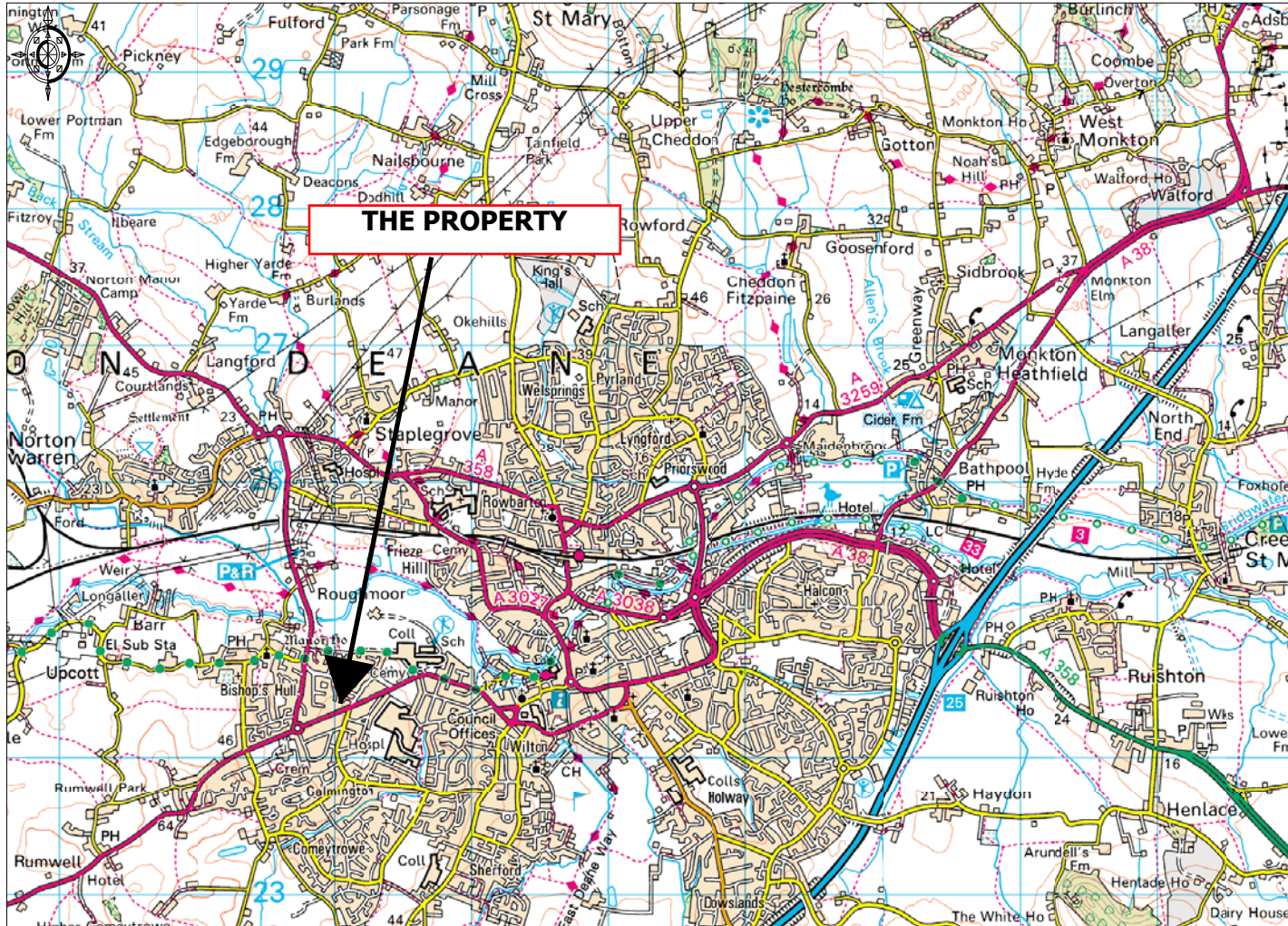
Please contact Nigel Hatfield

**01823 353033**

[nhatfield@hatfieldwhite.co.uk](mailto:nhatfield@hatfieldwhite.co.uk)

12 June 2026

## 2 WELLINGTON NEW ROAD TAUNTON TA1 5NF LOCATION PLAN



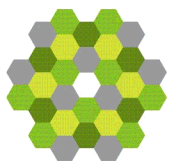
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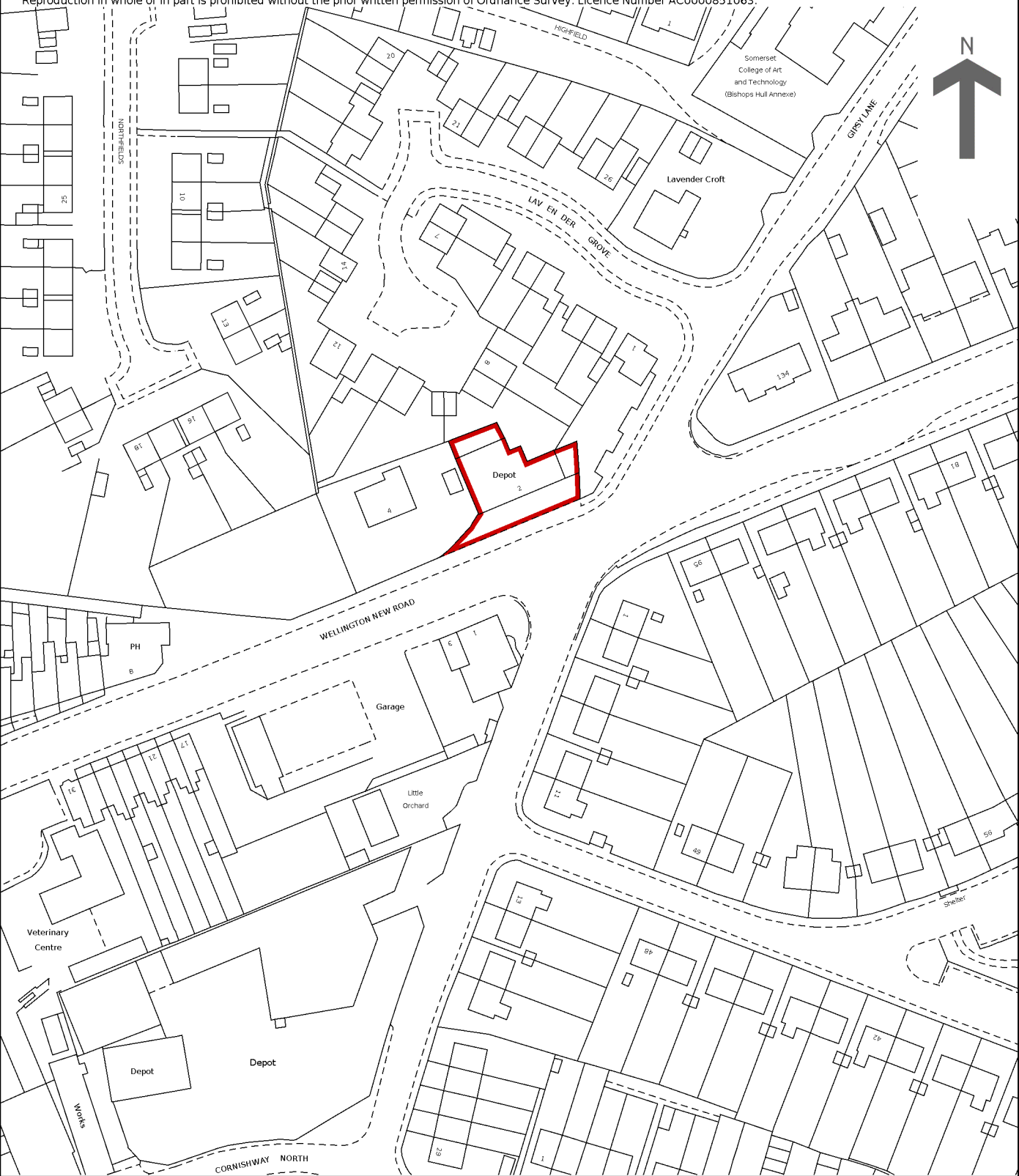
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# HM Land Registry Current title plan

Title number **ST122391**  
Ordnance Survey map reference **ST2124SW**  
Scale **1:1250**  
Administrative area **Somerset**



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