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Retail Investment

FOR SALE

Ground Floor, 33 High Street, Taunton,

Somerset, TA1 3PN

- Ground floor retail shop of a Grade II Listed building within Taunton's town centre.
- The shop is currently let producing an income of £7,000 per annum.
- The shop floor areas total 920 sq ft to include ancillary areas.

Freehold. Shop Guide Price £85,000

Location

The property is located on the west side of the pedestrianised High Street within Taunton's town centre. The High Street has a range of occupiers to include Tesco Express, Boots, Hatchers Department Store along with various independent retailers.

Taunton, the county town of Somerset and its principal administrative centre, has a primary retail catchment population of 338,000 and district population of 157,400.

Description

A Grade II Listed mixed use building consisting of a ground floor retail shop. The first floor studio apartment and part of the 1st and 2nd floors have/will be sold off on a long leasehold basis.

The ground floor commercial areas consist of a sales area, ancillary stores and kitchen with a rear garden.

The premises benefit from mains electric, water and drainage.

Floor Areas

Net internal floor areas of the commercial elements are as follows:-

Sales	48.85 sq m	525 sq ft
Kitchen	7.64 sq m	82 sq ft
Ancillary Stores	29.06 sq m	313 sq ft
Total	**85.55 sq m**	**920 sq ft**

Business Rates & Council Tax

The valuation office website shows the premises to have a current rateable value of £5,800pa.

Energy Performance Certificate

An EPC is not required due to the building being Grade II Listed.

Terms

The property is available freehold at a guide price of £85,000 for the shop with a tenant in situ. The rest of the building will be sold off an a long leasehold basis.

Tenancies

The ground floor is currently let to Stella Creations Limited on a 4 year internal repairing and insuring lease from 9th November 2021 at £7,000 per annum with a review on the third anniversary. The lease is drawn out of the 1954 act.

The residential studio on the first floor will be sold off on a long leasehold prior to the sale completing. Part first floor and whole of second floor are already sold off on a long leasehold basis for 999 years from 01/07/2003.

VAT

We are advised the property is not registered for VAT, therefore VAT will not be payable on the purchase price.

Viewing

Strictly by appointment with sole agents:-

Joseph Hughes / Zack Dennington

Greenslade Taylor Hunt

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Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.