

gth

Retail Investment For Sale

Shop C Former International Stores & Flat 3 Fore Street Castle Cary Somerset, BA7 7BG



## Shop C Former International Stores & Flat 3 Ashton House Fore Street Castle Cary Somerset BA7 7BG

- Located within the popular market town of Castle Cary.
- Freehold Retail Investment
- Ground Floor let as two shop Units combined rent £15,000 p.a.
- 1st Floor Flat let on a 999 year lease at a peppercorn rent

For Sale: Guide Price £160,000

### Location

Castle Cary is a popular market town situated 12 miles north east of Yeovil, 5 miles north west of Wincanton and 8 miles south of Shepton Mallet. The town has a population of approximately 3,000 and benefits from a popular railway station on the Paddington to Penzance line, a mile north of the town centre, the A303 trunk road is 5 miles distance.

The property is located in the town centre on Fore Street, Castle Cary's main retail thoroughfare. Nearby occupiers include St Margarets Hospice, Burns the Bread, Battens Solicitors and The Co-Op.

### Description

Ground Floor retail premises divided to provide two shop units one let as a Barber Shop and one as a Gift Shop each providing front retail sales area and rear kitchen / storage area with WC facility.

The first floor, separately accessed, provides residential accommodation and garden area let on a long leasehold basis and not inspected.

### Floor Areas

#### Shop Unit A

##### Ground Floor

|                |                  |                   |
|----------------|------------------|-------------------|
| Retail         | 490 <u>sq ft</u> | 45.51 <u>sq m</u> |
| Kitchen /Store | 80 <u>sq ft</u>  | 7.43 <u>sq m</u>  |

#### Shop Unit B

##### Ground Floor

|                |                  |                   |
|----------------|------------------|-------------------|
| Retail         | 370 <u>sq ft</u> | 34.13 <u>sq m</u> |
| Kitchen /Store | 80 <u>sq ft</u>  | 7.43 <u>sq m</u>  |

### Services

The shops benefit from electricity, mains water and drainage



## Shop A



## Shop B



## Energy Performance Certificate

Flat 3 Ashton House "G" Rating  
Shop A : C Rating  
Shop B : C Rating

## Tenure

The property is available freehold.

Shop Unit A is let to 1962 Ltd t/a Bluelily Silver 925 on a repairing and insuring lease for a term expiring October 2030 subject to break clauses in October 2026 and 2027 at a passing rent of £7,500 per annum

Shop Unit B is let to X Y Barbers on a repairing and insuring lease for a term expiring 31st December 2030 subject to break clause 31st December 2027 at a passing rent of £7,500 per annum

Flat 3 Ashton House is let on a 999 year full repairing and insuring lease at a peppercorn rent

## Guide Price

£160,000.

## VAT

The property is not elected for VAT, therefore VAT will not be payable on the purchase price

## Viewing

Strictly by appointment with sole agents:

Robert Clark  
Greenslade Taylor Hunt  
22 Princes Street, Yeovil,  
Somerset, BA20 1EQ  
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E: [Robert.clark@gth.net](mailto:Robert.clark@gth.net)