

gth



FOR SALE—Ground Floor Retail Premises

2 East Reach, Taunton, Somerset, TA1 3EN

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Somerset, TA1 3EN

- Centrally located building. (Upper floors have been sold off on a long leasehold basis.)
- Ground floor retail unit currently laid out as a barbers with ancillary space to the rear and an allocated space.
- Ground Floor Unit Totalling 668 sq ft.

Freehold Guide Price: £120,000

Location

The property is located on the north side of East Reach towards the town centre, East Reach is one of the main thoroughfares into the town centre. Nearby occupiers include Woody's Tattoo. Eveline Beauty Clinic, Nuffield Physio, St Margarets Hospice Furniture, Domino's Pizza and many other independent businesses.

Taunton is the county town of Somerset with a resident population of 65,000 and a catchment population of 350,000 and is the county's principle shopping and administrative centre.

Taunton is strategically located within half a mile of Junction 25 of the M5 motorway, midway between Bristol and Exeter.

Description

A mid-terraced building located within Taunton's town centre. The property consists of a vacant ground floor barbers with ancillary staff areas and WC along with an allocated parking space to the rear. (The upper parts of the building have been sold off on a long leasehold basis.)

The retail unit provides good display frontage onto



East Reach with the layout consisting of an open plan sales area with suspended ceilings, air conditioning, tiled floor and walls. To the rear is a staff area with WC. A pedestrian door at the rear provides access to the rear yard and parking area.

Accommodation

We have measured the commercial areas on the net internal basis and obtained the following:

| | | |
|--------------|-------------------|------------------|
| Sales | 47.15 sq m | 507 sq ft |
| Staff Room | 14.93 sq m | 161 sq ft |
| Total | 62.08 sq m | 668 sq ft |

EPC

A new EPC has been commissioned and will be available shortly.

Rateable Value

Having checked the valuation office's website, we understand the property has a rateable value of £5,400.

Tenure

The property is available with vacant possession on the ground floor retail unit and subject to the two residential long leases at a Freehold Guide Price of £120,000.

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Greenslade
Taylor Hunt



VAT

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

Viewing

Strictly by appointment with Greenslade Taylor Hunt.

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