



Retail Premises with Development Potential

FOR SALE



16 East Reach, Taunton , Somerset, TA1 3EW.

- Ground floor retail shop with upper floors.
- Prominent frontage along a main thoroughfare into Taunton's town centre.
- Ground Floor – 867 sq ft / 80.55 sq m.
- First Floor – 536 sq ft / 49.79 sq m.
- Second Floor – 304 sq ft / 28.24 sq m.
- Business as a going concern available for £25,000.
- Freehold Guide Price: £150,000.

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LOCATION

The property is prominently located with frontage onto East Reach, a busy vehicle thoroughfare leading from the M5 motorway into Taunton's town centre.

East Reach hosts numerous retail and restaurant businesses within easy walking distance of the East Street and the main town centre.

The property benefits from nearby on-street car parking and a public car park in Victoria Gate.

Taunton is the county town of Somerset, with a district population of approximately 110,000, with J25 of the M5 located less than a mile away.

DESCRIPTION

The property comprises a typical Victorian terraced shop premises arranged over three floors benefitting from a gated side passageway onto East Reach providing access to the upper floors.

There is no on-site parking and we understand that the property is not a listed building.

The ground floor is currently arranged as a butchers shop and is fitted out as such having a modern aluminium shop front and Upvc door, tiled floor and walls and a panelled ceiling with strip light panels. There is air conditioning and a chilled display unit in the shop front window.

A door leads into a preparation area with a door to the side passageway, a small office and doors into two built-in fridges. This area has a non-slip floor, strip lighting and various hanging rails for its current use.

The first floor is accessed via a staircase leading from the side passageway to a landing area with male and female toilets and a door into a large preparation room with loading door and a 125 kg hoist to bring products up to the first floor.

The remainder of the upper floors were originally used as a flat but have been disused for a number of years and comprise a front room on the first floor with a sash window and fireplace and two further rooms on the second floor with a staircase providing access.

The property overall does require some refurbishment and upgrading but provides potential for a good sized shop unit with a flat above (Subject to the necessary consent).

ACCOMMODATION

Ground Floor: (approximately)

Main Shop	342 sq ft	31.77 sq m
Rear Preparation Room	306 sq ft	28.43 sq m
Built-in fridges	<u>219 sq ft</u>	<u>20.35 sq m</u>
Total:	867 sq ft	80.55 sq m

First Floor:

Preparation area	280 sq ft	26.01 sq m
Front Office/Living room	176 sq ft	16.35 sq m
WC and bathroom	<u>80 sq ft</u>	<u>7.43 sq m</u>
Total:	536 sq ft	49.79 sq m

Second Floor:

Room 1	173 sq ft	16.07 sq m
Room 2	<u>131 sq ft</u>	<u>12.17 sq m</u>
Total:	304 sq ft	28.24 sq m

Total Overall: 1,707 sq ft 158.58 sq m

BUSINESS RATES

Rateable Value is £6,600. Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable.

BUSINESS

The property has been trading as Williams and Smy Butchers for many years and has a good established trade. Enquiries are welcome for the property as a going concern and account information can be provided upon request.

GUIDE PRICE

The freehold interest is available at a guide price of £150,000. (VAT not applicable).

BUSINESS GOODWILL AND EQUIPMENT

£25,000 – Three years trading profit and loss accounts available upon application.

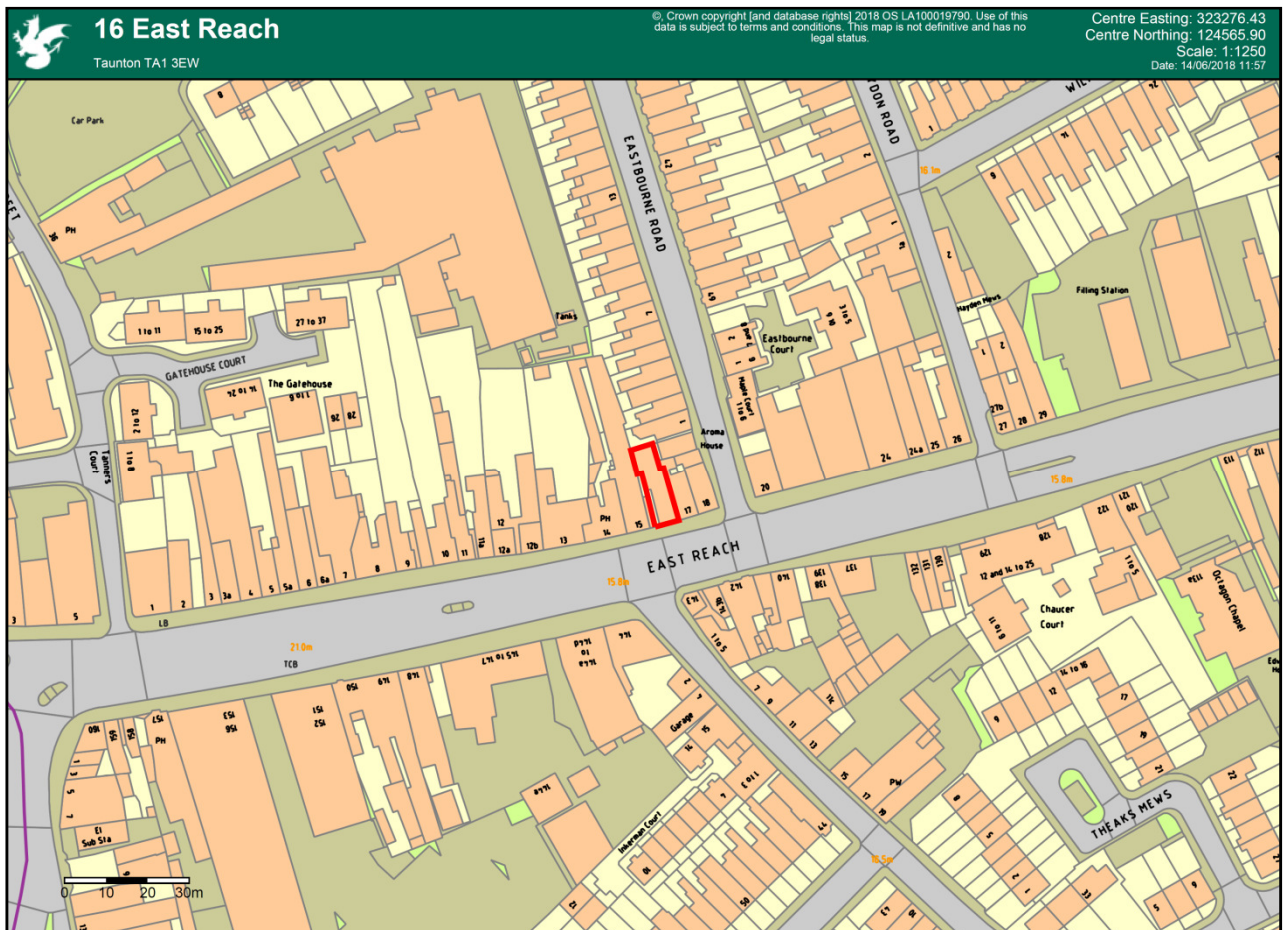
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Rating F – 143.

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