

**Viewing: strictly by appointment through the Agent**

**RETAIL PREMISES WITH FLAT ABOVE**

**18 EAST REACH  
TAUNTON  
SOMERSET  
TA1 3EW**

**FREEHOLD FOR SALE**

**£195,000**

**SHOP AVAILABLE TO LEASE IF REQUIRED**



## LOCATION

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

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

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

## DESCRIPTION

The property comprises a three storey shop premises occupying a prominent corner location in East Reach at the junction with Eastbourne Road.

The ground floor shop premises has a modern shop front with a central doorway leading into an open plan retail area well decorated in neutral colours the ceiling having category II strip lighting.

At the rear of the shop is a small store room and adjacent W.C facilities.

The shop has been trading as a flooring shop and there are various areas of hard flooring and tiling to the shop area.

At the rear of the property having access to Eastbourne Road is a garage/store room, open to the rear and having an up and over garage door onto the street.

The upper floors of the property are arranged as a spacious flat with independent access from Eastbourne Road.

The first floor has a landing area with airing cupboard off and landing area leading to;

**Living Room** 15'3" x 11'10" with double glazed window to the frontage.

**Study/Dining Room** 9'7" x 9'8" with double glazed window to the side.

**Kitchen** 9'9" x 9'9" with dual aspect double glazed windows at the side and rear and a range of kitchen units.

**Bathroom** 8'2" x 5'3" with traditional bathroom suite and double glazed window to the rear.

Stairs lead to the second floor which has two bedrooms comprising;

**Bedroom 1** 15'4" x 11'8" with double glazed window to the frontage and night storage heater.

**Bedroom 2** 9'2" x 10'3" with double glazed window to the side.

The flat has electric night storage heating.

## **SERVICES**

All main services apart from gas are connected.

## **ACCOMMODATION**

### **Ground Floor**

Front shop area	364 sq ft
Rear shop area	117 sq ft
Storeroom	<u>96 sq ft</u>
<b>Total Ground Floor</b>	<b>507 sq ft</b>

Garage 190 sq ft

### **Flat**

Dimensions as above.

## **BUSINESS RATES (Shop)**

Rateable Value      £5,700      2019/2020

Advertising Rights    £ 980

Small business allowance may apply

## **FLAT**

## **COUNCIL TAX BAND A**

£1,096      2019/2020

## **TERMS**

The property is either available freehold or the shop is available to lease separately.

The flat is currently let on an Assured Shorthold Tenancy at £450 per month.

There is an advertising hoarding on the side of the building which produces an income of £1,500 per annum (terms upon application)

## **PRICE**

£195,000 for the freehold property. The rental of the shop only is £8,000 per annum.

## **ENERGY PERFORMANCE CERTIFICATE**

The shop has an EPC rating of "D" (76)

Flat – to be provided.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs in the transaction.

Ref: CAC/TMD

## **VIEWING**

Strictly by appointment only with the sole agents:- Cluff Commercial Ltd.

Chris Cluff MRICS                      07802385746                      [chris@cluff.co.uk](mailto:chris@cluff.co.uk)

Tony McDonnell MRICS                      07771182608                      [tony@cluff.co.uk](mailto:tony@cluff.co.uk)