



Ground Floor Shop/Office

**FOR SALE – Due To Relocation**



**29A KINGSTON ROAD, TAUNTON, SOMERSET, TA2 7SA.**

- Prominent ground floor corner shop along Kingston Road.
- Located close to Taunton's town centre and the Train Station.
- Ground floor shop 255 sq ft, hallway workstation 16 sq ft and rear office 140 sq ft.
- Guide Price: **£49,950**. (Long Leasehold Interest – 107 years remaining).

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**LOCATION** – The ground floor shop premises is prominently located along Kingston Road, at the corner of Grove Terrace, a short walk from Taunton’s town centre.

Taunton’s mainline train station is within few hundred yards of the property, with Kingston Road being a very busy vehicular and pedestrian thoroughfare into the town centre from the surrounding residential areas.

Taunton is the county town of Somerset, with a population of approximately 65,000, with a catchment population of 300,000 and has convenient road access to Junction 25 of the M5 motorway.

**DESCRIPTION** – The premises is arranged on the ground floor with sales room and a rear office room, to include a WC. The premises benefits from a return shop frontage along Grove Terrace and is principally accessible via the pedestrian doorway at the front of the premises.

The front sales area benefits from a wooden floor and strip LED light fittings, whereas the rear office room is carpeted with spot light fittings. There is also a workstation area located in the hallway between the two rooms. There is a metal security shutter affixed to the front of the premises.

Mains water, drainage and mains electricity are connected to the property.

**ACCOMMODATION** – Our measured internal floor areas are as follow:-

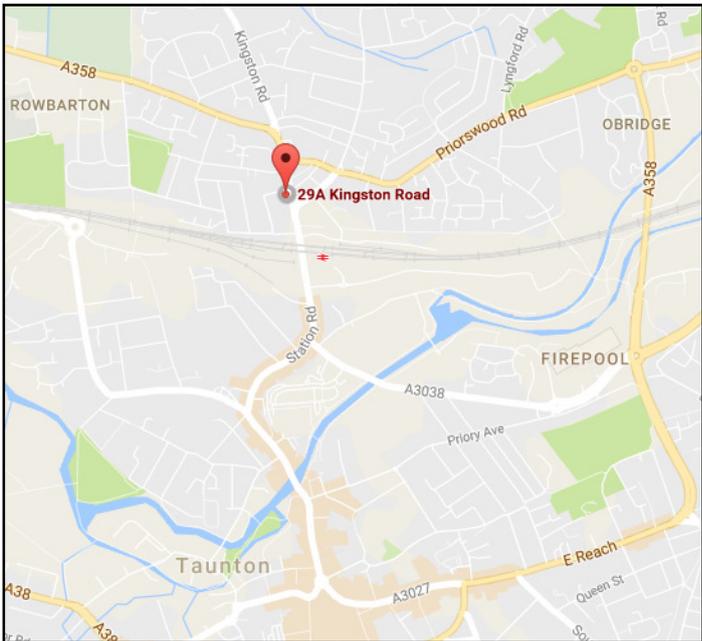
Ground Floor:

Shop Area:	255 sq ft	23.69 sq m
Hallway Workstation:	16 sq ft	1.69 sq m
Rear Office:	<u>140 sq ft</u>	<u>13.00 sq m</u>
<b>Total:</b>	<b>398 sq ft</b>	<b>36.98 sq m</b>

**BUSINESS RATES** – Rateable Value is £2,650. Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupation may trigger an adjustment in the rating assessment.

**GUIDE PRICE – £49,950.**

**EPC** – The energy performance rating is E110.



**VIEWINGS** – Please contact:

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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.