



**Retail Shop and Two Flats**  
**INVESTMENT – FOR SALE**



**30 STATION ROAD, TAUNTON, SOMERSET, TA1 1NL.**

- Freehold retail property with two residential flats above.
- Prominent popular retail location adjacent to the town centre.
- Ground floor shop currently available to rent at £8,000 per annum.
- Income from Flats totalling – £11,280 per annum.
- Guide Price: £215,000.

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**LOCATION** – The property is located along Station Road, a busy thoroughfare serving the town for pedestrians and motorists alike. The property occupies a prominent trading position surrounded by other retailers close to the town centre and the nearby mainline railway station.

Located behind the property is Morrison’s supermarket, with Taunton Deane Borough Council offices located across the road. Taunton’s recently refurbished public swimming pool is located opposite.

Taunton is the county town of Somerset with a population of approximately 75,000 people, a strong office based economy and a busy town centre, boasting numerous retailers and leisure occupiers, with significant developments underway to improve the town currently taking place at Firepool and Monkton Heathfield.

**DESCRIPTION** – The property comprises a mid terrace Victorian building arranged over three floors, with a self contained ground floor retail shop and two separately accessed flats on the upper floors, accessible via the rear of the property. There is also two car parking spaces to the rear.

The retail shop has a glazed aluminium shop frontage with inset doorway and security shutters. The ground floor retail sales area is approximately 16’6” (5m) wide with a depth of 78” (23.75m). There is rear pedestrian access into the shop premises also.

Within the shop and at the rear of the main sales area there is a room suitable for storage or as a workshop, a further rear lobby and a stock room with a partitioned office room adjacent. There is also a WC facility to include a stainless steel sink unit.

Access to the upper floor residential flats is via a rear metal staircase leading to a decked area with perimeter metal railings. The first floor two bedroom flat comprises an open plan living room to include a fitted kitchenette with a double glazed bay window (16’8” x 10’ 3”). To the rear of this is a bedroom (13’6” x 9’6”) with a double glazed window. The bathroom behind is located off the hallway (6’9” x 4’10”), where there is also a storage cupboard and a door leading outside to the decked area. Located off the hallway is a second bedroom (8’6” x 10’) also benefits from a double glazed window on the rear elevation.

The second floor flat comprises an open plan living room with fitted kitchenette units and double glazed windows, located at the front of the property. There is a hallway leading to a bedroom (9’11” x 13’5”), incorporating a shower room with WC and wash hand basin. Access to the second floor is via a metal spiral stairs from the first floor entrance area.

Both flats have gas fired central heating, mains water and drainage as well as key metered electricity supply.

**ACCOMMODATION**

**Ground floor:**

Shop Area	840 sq ft	78.04 sq m
Rear Store	129 sq ft	11.98 sq m
Office	56 sq ft	5.20 sq m
Store	78 sq ft	7.25 sq m
<b>Total</b>	<b>1,102 sq ft</b>	<b>102.47 sq m</b>

**BUSINESS RATES** – The 2017 Draft Valuation shows the rateable value of the ground floor retail shop premises to be £11,000 per annum. Small business allowances may be available (For rates payable contact Taunton Deane Borough Council on 01823 356324).

**COUNCIL TAX BAND** – Both flats are classified under Tax Band A. The 2017/2018 schedule shows this to be £1,027.20 per flat.

**EPC** – An EPC has been commissioned for the ground floor shop premises and this information will shortly be available. The flats have an EPC rating of C76.

**LEGAL COSTS** – Each party to bear their own legal costs.

**GROUND FLOOR SHOP** – This is currently on the market quoting an annual rent of £8,000.

**FREEHOLD GUIDE PRICE** – £215,000.

**VAT** – We are advised that VAT is not payable on the purchase price.

**LOCATION PLAN** –



**VIEWINGS** – Please contact:  
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