



Taunton 22 Canon Street
Taunton
Somerset TA1 1SW
Telephone 01823 270304
Email taunton@cluff.co.uk

Bridgwater Second Floor
11a Cornhill
Bridgwater
Somerset TA6 3BU
Telephone 01278 439439
Facsimile 01278 446823
Email bridgwater@cluff.co.uk

Web www.cluff.co.uk

Cluff Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that;

(i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a

(ii) no person in the employment of Cluff Commercial has any authority to make or give any representation or warrant whatever in relation to this property.

All negotiations concerning the property are to be conducted through the offices of Cluff Commercial.



Viewing: strictly by appointment through the Agent

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

FREEHOLD RETAIL PROPERTY WITH TWO FLATS ABOVE

**GROUND FLOOR VACANT SHOP AND UPPER FLOORS
CURRENTLY LET**

FOR SALE



Taunton T: 01823 270304 **E:** Taunton@cluff.co.uk

Bridgwater T: 01278 439439 **E:** Bridgwater@cluff.co.uk

www.cluff.co.uk



LOCATION

The property is located in a popular secondary retail location close to Taunton town centre situated between The Bridge and the Railway Station. Morrison's supermarket with useful car parking is situated to the rear and the property is quite close to the proposed Firepool Retail development adjacent to the station.

The property is located opposite the Taunton swimming pool and Taunton Deane Borough Council offices. There is additional car parking adjacent to the swimming pool.

DESCRIPTION

The property comprises a mid terraced Victorian property arranged on three floors comprising a self contained shop at ground floor level with two flats above which are accessed from the rear from the Morrisons service road. There is also car parking for two cars at the rear of the property.

The shop has a modern aluminium shop front with inset doorway a security shutters.

The finishes within the shop comprise painted ceiling with strip lighting and walls with slate boarding display and floor having laminate floor covering.

The width of the shop is approximately 16'6" with a depth of some 78'.

At the rear of the shop area is a further room suitable for storage or workshop, a further rear lobby and stock room with partitioned office/server room adjacent to it. Within this rear room is a stainless steel sink unit and base unit with W.C.

A Upvc door opens to the rear.

Upper floors

The upper floors were refurbished approximately 8 years ago to provide two self contained flats to modern standards.

Both of the flats are currently let and comprise the following:-

Both having access via a metal staircase rising from the rear of the property onto a decking area with railings.



First floor

The first floor flat comprises a front living room/kitchen with double glazed bay window to the frontage (16'8" x 10'3"). To the rear of this is a bedroom (13'6" x 9'6") with double glazed window to the rear.

Bathroom off the corridor (6'9" x 4'10"); hallway with storage cupboard and door onto the decking and bedroom 2 (8'6" x 10') with double glazed window to the rear.

This flat has gas fired central heating, and a key meter for electricity.

Second floor

This flat is smaller comprising living room/kitchen to the front with double glazed windows (16'8" x 9'7") with a range of kitchen units; hallway with bedroom (9'11" x 13'5") incorporating shower room with W.C and wash hand basin. Hallway and metal spiral staircase to the first floor entrance.

This flat also has gas fired central heating, and key meter for electricity.

SERVICES

All main services are connected to the property except for gas.

ACCOMMODATION

Ground Floor

Shop area	839sqft
Rear store	129sqft
Office	56sqft
Store 2	78sqft
Total	1,102sqft (102.4M ²)

BUSINESS RATES

Rateable Value	£11,250	2015/2016
Rates Payable	£ 5,400	2015/2016



COUNCIL TAX BAND A (both flats)

Payable £947.58 2015/2016

TENURE

Freehold

PRICE

£260,000 (VAT is not applicable)

LEGAL COSTS

Each party to pay their own legal fees in the transaction

Ref CAC R1592 16th February 2016