



RICS

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Viewing strictly by appointment through the sole Agent Cluff Commercial

31 BRIDGE STREET
TAUNTON
SOMERSET
TA1 1TQ

FORMER VETERINARY SURGERY PREMISES WITH FLAT AND PARKING

POTENTIAL FOR RETAIL AND OTHER USES

1,900sqft plus two bedroom flat

FREEHOLD FOR SALE or MAY LET



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LOCATION

The property is situated in the busy Bridge Street secondary shopping area within Taunton town centre adjoining numerous small businesses including shops, restaurants and quasi medical uses.

There is ample parking nearby within the Wood Street and Castle Street public car parks together with Morrisons and Lidl's supermarkets nearby.

The property has rear access from Yarde Place and Wood Street at the rear.

DESCRIPTION

The property comprises a substantial ground floor premises with first floor flat which has been used a veterinary practice for many years.

The ground floor comprises a reception/shop area having a timber shop front with multi paned window and entrance from Bridge Street via a glazed wooden door to entrance lobby with stairs rising to the first floor flat.

The main reception area has a vinyl floor and suspended ceiling throughout with strip lights. The building also has the benefit of gas fired central heating with radiators.

The central heating within the building is fired by "Gloworm" wall mounted boiler situated in the side office (this has not been tested).

Alongside the main reception area there is a main office with window to the front and three consulting rooms also with vinyl flooring and partly tiled walls each having a wash hand basin.

To the rear of the main premises and within a block built single storey extension with flat roof there are a number of further rooms which were formerly used as a treatment room, preparation room with cupboards, an operating theatre, two rooms for kennels, a rear W.C and small storage area. A corridor connects the main reception to the rear car park.

Windows to the rear of the property are Upvc double glazed with Upvc doors exiting to the tarmacaded car park with parking for approximately five cars.



FIRST FLOOR FLAT

The flat has a front entrance from Bridge Street rising to a landing area with double glazed windows to the rear and doorway into main front bedroom (13'4" x 12'5") with sash windows overlooking Bridge Street, rear bedroom (16' x 7'5") with double glazed window to the rear, door into living area (13'5 x 10'8") with double glazed window to the rear and kitchen area (7'6" x 6'3") with kitchen units and sink and bathroom with airing cupboard (5' x 6') with double glazed window to the side.

SERVICES

The property has the benefit of all main services however these have not been tested. We understand that the former surgery and the flat share the same services.

ACCOMMODATION

The property comprises the following:-

Ground floor

Reception/shop area	720sqft
Side rooms	336sqft
Rear rooms	830sqft
Total	1,886sqft (175.2m2)

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First floor

Front bedroom	12'5" x 13'4"
Rear bedroom	7'5" x 16'
Living area	13'3" x 10'8"
Kitchen	7'6" x 6'3"
Bathroom	5' x 6'

BUSINESS RATES

Rateable Value	£15,000	2015/2016
Rates Payable	£7,200	2015/2016

COUNCIL TAX BAND B

Payable	£1,105.50	2015/2016
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TERMS

The property is available For Sale on a freehold basis with vacant possession at a price of £235,000 (VAT may be applicable)

Leasehold consideration may be given to the leasing of the entire property at a rental of £20,000 per annum.

LEGAL COSTS

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

Ref: CAC 1589 20th August 2015