



**RICS**

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



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

**36 STATION ROAD  
TAUNTON  
SOMERSET  
TA1 1EU**

**FREEHOLD RETAIL PREMISES ON TWO FLOORS**

**967sqft**

**FOR SALE**



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## LOCATION

The property is located in a popular Station Road area of Taunton immediately opposite the swimming pool and Taunton Deane Borough Council offices.

Station Road is close to the railway station and within ten minutes walk of North Street and the town centre

There is public car parking adjacent to the swimming pool and also parking available adjacent to Morrisons supermarket.

## DESCRIPTION

The property comprises an attractive two storey premises with an ornate gabled frontage.

The ground floor is arranged as an open plan shop having an aluminium modern shop front with inset doorway, the retail area having a depth of approximately 40' with W.C and wash hand basin at the rear. There is a doorway into a small enclosed rear courtyard.

A timber staircase rising to the first floor display room which has two sash windows over looking Station Road and a further window overlooking the rear.

## SERVICES

The property has the benefit of all main services except for gas.

## ACCOMMODATION

### Ground Floor

Retail area	680sqft
First floor display room	287sqft
<b>Total</b>	<b>967sqft</b>



## **BUSINESS RATES**

Rateable Value	£10,000	2016/2017
Rates Payable	£ 4,970	2016/2017

## **TERMS**

The property is offered for sale freehold with vacant possession.

## **PRICE**

**£135,000** (VAT may be applicable).

## **LEGAL COSTS**

Each party to pay their own legal fees in the transaction

Ref CAC R1595                      26<sup>th</sup> July 2016