

**58 EAST REACH
TAUNTON
SOMERSET
TA1 3EZ**

**MIXED USE FREEHOLD COMMERCIAL AND
RESIDENTIAL PREMISES FORMER BUTCHER
SHOP WITH TWO FLATS (currently let)**

TOTAL 1,206sqft (approximately)

FOR SALE or MAY LET (ground floor shop)



LOCATION

The property is located in East Reach, Taunton, a busy thoroughfare leading into Taunton from the A38 and M5. There are numerous shops, showrooms and take-away premises in the vicinity of the property which benefits from on-street car parking at the frontage and public car parking in the nearby Victoria Gate car park.

DESCRIPTION

The property comprises a three storey Victorian building which has been recently arranged as a butchers shop on the ground floor with two flats above which have a separate entrance.

The ground floor shop has a mainly tiled floor and walls with washable panelling and has a number of built-in fridges and freezers. There is a small office and staff W.C.

The shop front incorporates a glazed timber shop front with double doors leading into a lobby area with plumbing.

ACCOMMODATION

Ground floor shop overall total **1,206sqft**

First floor flat – 1 bedroom, lounge, kitchen and shower room.

Second floor flat – Living room, bedroom, kitchen and shower room.

Both have electric heating.

SERVICES

All main services except for gas are connected.

BUSINESS RATES

Rateable Value £7,600 2017 list

Rates Payable £3,800

(approximate figure – applicants to make their own enquiries with Taunton and West Somerset Council).

The property qualifies for small business allowance of up to 100% depending on status.

PRICE AND RENT

Freehold price **£225,000**

Rent ground floor shop only **£11,500 per annum** (VAT is not applicable).

LEASE TERMS

Upon Application

TENANCIES

The two flats on the upper floors are currently let with a total income of £850 per month, both let on Assured Shorthold Tenancies. Full details upon application.

LEGAL COSTS

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

In the case of a letting – the ingoing tenant to be responsible for the landlords reasonable legal costs.

Ref: CAC/JMB 25.7.19