



INVESTMENT FOR SALE

(Business unaffected)



42 Station Road, Taunton, Somerset, TA1 1NL.

- Popular retail location close to the town centre and train station.
- Nearby occupiers - Morrison's Supermarket, Pizza Hut, Laura Ashley, Dominos.
- Ground Floor – 1,730 sq ft, to include kitchenette, WC and storage.
- First Floor Office/Store - 400 sq ft. Five rear car parking spaces.
- Lease to Consol Southwest Limited for 15 years.
- FRI lease at a rent of £22,500 pax.
- Guide Price: **£325,000.**

Contact: Tony Mc Donnell MRICS

Mobile: 07771 182608

Email: tony@cluff.co.uk

Chris Cluff MRICS

07802 385746

chris@cluff.co.uk

LOCATION

The property is located on Station Road, occupying a prominent position along a busy thoroughfare forming part of the main ring road providing direct access into Taunton's town centre.

Junction 25 of the M5 is located approximately 2 miles to the east. The mainline train station is within a short distance of 0.3 miles to the north along Station Road. Morrison's supermarket is located behind the property with the Taunton Deane swimming pool located across the road to the north west.

DESCRIPTION

The premise is arranged as a tanning salon on the ground floor with a glazed shop frontage along Station Road, with a secondary pedestrian access for customers at the rear, where there are also five marked car parking spaces. There is an office/store room on the first floor overlooking Station Road.

Internally the premise has been finished to a very high standard, with suspended ceilings, modern light fixtures and fittings and a tiled floor throughout. The building was fully refurbished in 2015 to include metal framed double glazing to all windows and doors as well as a new roof on the rear single storey section of the property.

ACCOMMODATION

Our measured internal floor areas are approximately as follows:-

Ground Floor: 1,730 sq ft 160.72 sq m

First Floor: 400 sq ft 37.16 sq m

BUSINESS RATES

Rateable Value is £14,750.

LEASE DETAILS

A new lease for a term of fifteen years, on full repairing and insuring terms, at an annual rent of £22,500 is proposed. There will be a tenant's break option on the tenth anniversary, provided six months notice in writing.

COVENANT

Consol Southwest Limited, (company no 07520645), was incorporated in 2011 and operates 42 locations across the South West, with future expansion plans underway.

GUIDE PRICE

Freehold guide price of **£325,000**.

VAT

The purchase price is not subject to VAT.

EPC

An EPC has been commissioned.

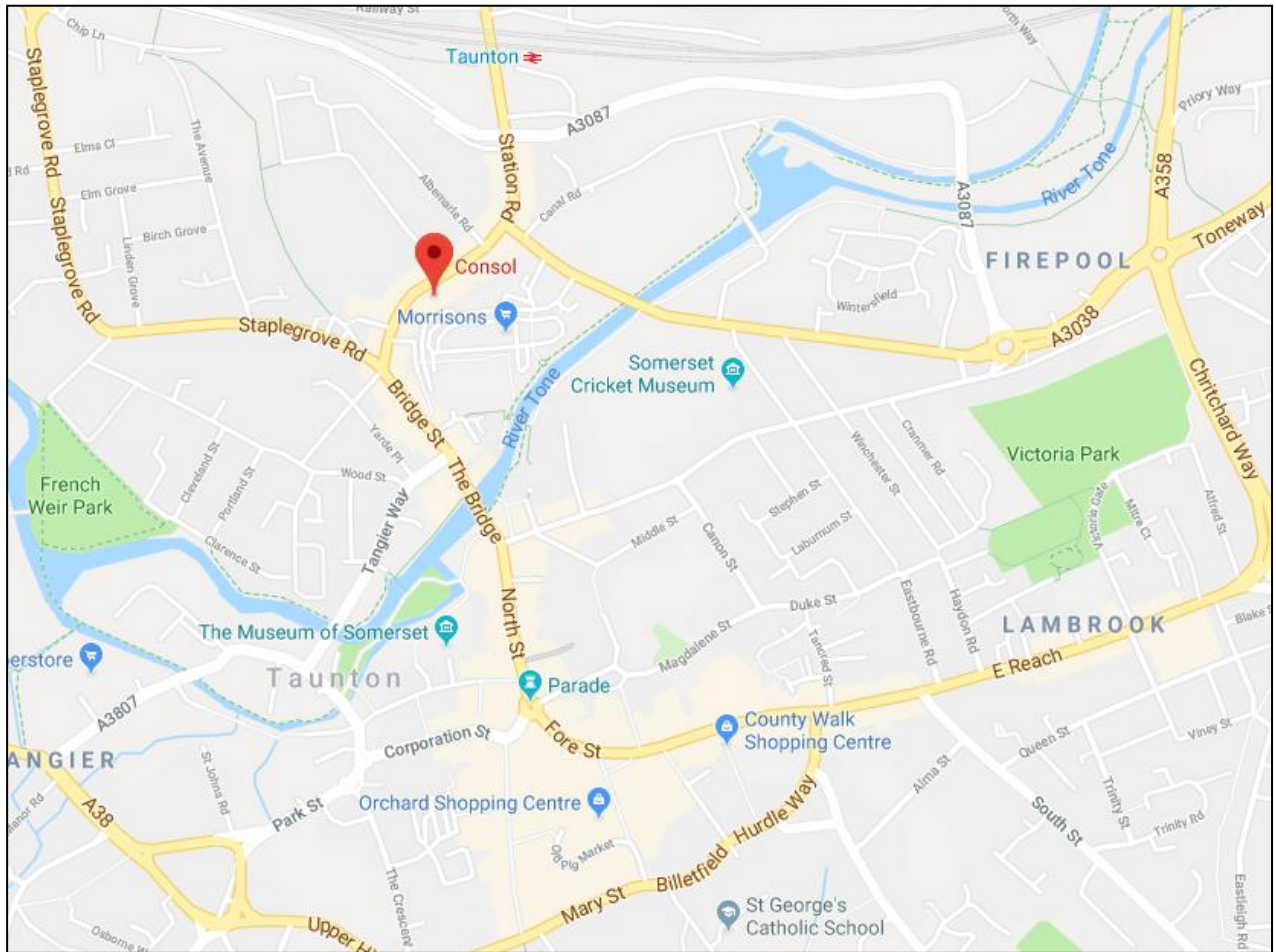
For further information, contact:

Tony Mc Donnell MRICS

Mobile: 07771 182608
Office: 01278 439439
Email: tony@cluff.co.uk



LOCATION PLAN –



INTERNAL PHOTOGRAPHS -



For further information, contact:

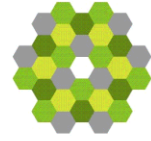
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These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Land Registry
Official copy of
title plan

Title number **ST154705**
Ordnance Survey map reference **ST2225SE**
Scale **1:1250**
Administrative area **Somerset : Taunton Deane**



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