



Restaurant and Two Bedroom Flat

FOR SALE



Ground Floor Restaurant, 15 East Reach, Taunton, TA1 3EW.

- Prominent frontage along a main thoroughfare into Taunton's town centre.
- Fully licensed Restaurant premises providing up to 72 covers.
- Ground Floor – 1,795 sq ft, to include kitchen and store.
- First Floor Two Bedroom Flat – 650 sq ft, accessed internally.
- Guide Price: £295,000. (VAT is not payable).

Contact: Tony Mc Donnell MRICS
Mobile: 07771 182608 / 01278 439439
Email: tony@cluff.co.uk

Chris Cluff MRICS
07802 385746
chris@cluff.co.uk

LOCATION

The property is prominently located along East Reach, a busy thoroughfare in and out of Taunton's town centre. The Taunton Park and Ride service also runs along East Reach serving the town centre, with a bus stop located midway along East Reach.

Taunton is the county town of Somerset, with a district population of approximately 110,000, with J25 of the M5 located less than a mile away.

DESCRIPTION

Until recently, the property has traded as a Greek Taverna restaurant. The entrance is through glazed double doors centrally located within a glazed frontage, beyond which is the main bar and customer reception and seating area. The main restaurant seating area stretches back through most of the ground floor, with customer toilet facilities located midway on the left hand side and a separate WC located at the rear on the right hand side. There is a large kitchen and adjacent store room located at the rear within the ground floor.

The first floor two bedroom flat is accessed via an internal staircase, located on the left hand side behind the bar/reception area. At the top of the stairs is a hallway leading to the two front bedrooms. The bathroom is located across from the stairs landing with the living room located to the left and to the rear.

The premises benefits from gas central heating, mains water, drainage, three phase electricity and double glazing. There is also a side alley, accessed from East Reach and on the right hand side of the front entrance to the property, providing access to this side of the property.

ACCOMMODATION

Our measured net internal floor areas are as follows:-

Ground Floor:

Restaurant Seating and Bar Area	1,287 sq ft	119.56 sq m
Rear Kitchen and Store Area	<u>508 sq ft</u>	<u>47.19 sq m</u>
Total:	1,795 sq ft	166.75 sq m.

First Floor – Two Bedroom Flat:

Front Bedroom	237 sq ft
Second Bedroom	131 sq ft
Bathroom	29 sq ft
Living Room	<u>253 sq ft</u>
Total:	650 sq ft

BUSINESS RATES

The current Rateable Value is £7,800 per annum. Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable.

GUIDE PRICE

The property is available freehold with vacant possession at a guide price of **£295,000**. The sale includes the fixtures and fittings, kitchen equipment and furniture within the restaurant.

VAT

We are advised that the purchase price is not subject to VAT.

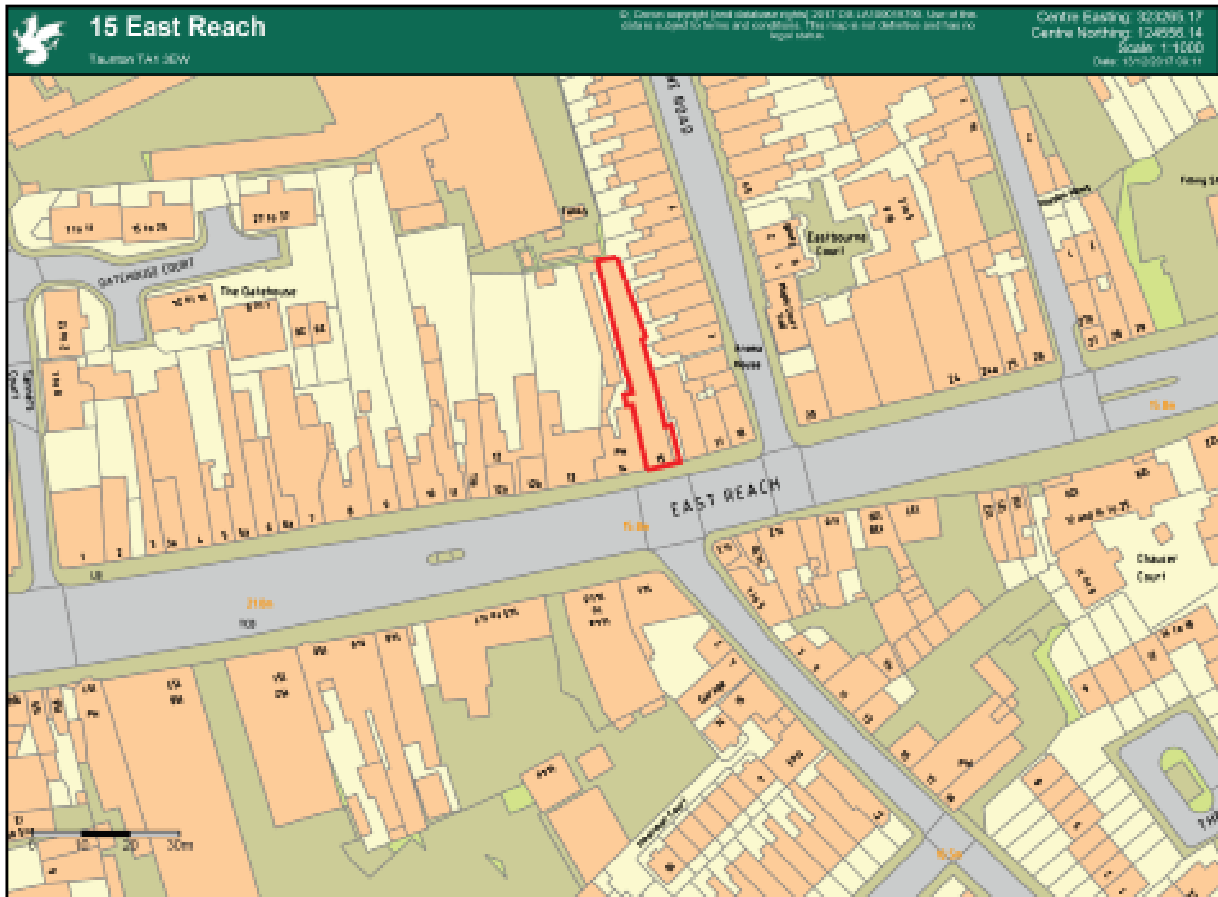
EPC

The energy performance rating is D87. A copy of the EPC is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

LOCATION PLAN



INTERNAL PHOTOGRAPHS:



VIEWINGS - Please contact:

Tony Mc Donnell MRICS
Mobile: 07771 182608
Office: 01278 439439
Email: tony@cluff.co.uk

Chris Cluff MRICS
07802 385746
01278 439439
chris@cluff.co.uk

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.