



Town Centre Investment  
**FOR SALE**



**50 High Street, Taunton, Somerset, TA1 3PR.**

- Town centre High Street investment with rear parking.
- Grade II listed property.
- Total Accommodation – 2,486 sq ft / 231 sq m.
- Annual rental income – £22,000 per annum.
- Occupied by Gibbons Richards.
- Freehold Guide Price £325,000.

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## LOCATION

The property is prominently located on the High Street, a popular pedestrianised trading location with other residential sales and lettings agents located nearby as well as a Tesco Express, Hatchers Department Store, Iceland and close to Vivary Park in Taunton's town centre.

There is parking at the rear of the property, accessible via The Crescent public car park.

## DESCRIPTION

The property is a very attractive period Grade II listed terraced property arranged over ground first and second floors, incorporating a traditional shop frontage with a central pedestrian entrance and either side window display.

Internally the building is arranged as office use in connection with the tenant's business as a residential estate agency.

The ground floor comprises one large predominately open plan office and the upper floors provide a number of separate office rooms. There are also WC facilities provided on the upper floors.

To the rear of the property is a courtyard with capacity for at least 4 car parking spaces, with additional car parking available at the rear within The Crescent car park.

## ACCOMMODATION

The internal floor areas are approximately as follows:

### Ground floor

Offices	1,074 sq ft	95.80 sq m
Plant Room	43 sq ft	4.00 sq m

### First Floor

Offices	603 sq ft	56.00 sq m
WC's		

### Second Floor

Offices	809 sq ft	75.20 sq m
WC's		

Overall Total **2,486 sq ft** **231.00 sq m**

## BUSINESS RATES

Rateable Value is £26,750.

## GUIDE PRICE

Freehold interest at a guide price of £325,000.

Lease details will be made available separately, contact the agent.

## EPC

The property is Grade II listed.

## LEGAL COSTS

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

## 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.

**LOCATION PLAN –**



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