



## INVESTMENT FOR SALE



### 2 Station Road, Taunton, Somerset, TA1 1DA.

- Investment property.
- Mid terraced two storey commercial retail unit.
- Close to town centre and Train Station.
- Income of £8,000 per annum.
- Total Accommodation: 757 sq ft / 70.34 sq m.
- Freehold Guide Price: £90,000.

Contact: Tony Mc Donnell

07771 182608

[tony@cluff.co.uk](mailto:tony@cluff.co.uk)



## LOCATION

This property is prominently situated along Station Road at the intersection with Staplegrove Road, close to Taunton's town centre and train station. Morrisons supermarket and car park lies to the rear, with numerous local business occupiers along Station Road and leading east into the town centre. Wood Street car park is also nearby to the south.

## DESCRIPTION

Built circa 1905, comprising of ground and first floor commercial business use accommodation. Presently occupied as a professional nail salon.

Ground floor comprises a retail area, with a rear store room and a shower WC facility. First floor provides a kitchenette room and a front office/store room.

## ACCOMMODATION – approximate measurements:

<b>Ground Floor:</b>	Sq ft	Sq m
Retail area	284	26.42
Rear store	64	5.95
Shower WC	29	2.70
<b>Total</b>	<b>377</b>	<b>35.07</b>
<b>First Floor:</b>		
Kitchenette	151	14.00
Office/store	229	21.28
<b>Total</b>	<b>380</b>	<b>35.28</b>
<b>Total Overall</b>	<b>757</b>	<b>70.34</b>

## TENANCY DETAILS

- Lease commenced in 2021, expiry date of March 2030, four years unexpired.
- Annual Rent of £8,000 per annum.

## ENERGY PERFORMANCE CERTIFICATE

Commissioned and available from the agent.

## BUSINESS RATES

Business rateable value of £6,800 per annum. Interested parties should make their own enquiries with the local authority to ascertain the rates payable.

## FREEHOLD GUIDE PRICE

£90,000.

## LEGAL COSTS

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

## VAT

Payable, if applicable.

## CONTACT

Tony Mc Donnell MRICS

Mobile: 07771 182608

Email: [tony@cluff.co.uk](mailto:tony@cluff.co.uk)

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