



STORE / WORKSHOP 503 SQ FT

**FREEHOLD FOR SALE**



**Workshop at Cheats Lane, Ruishton, Taunton TA3 5JW**

- Attached store building located within 1 mile of J25 of the M5.
- Attractive village location.
- Suitable for a variety of uses.
- Accommodation: 503 sq ft / 46.73 sq m.
- Price £49,500 (No Vat).

Contact: Tony Mc Donnell MRICS

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Contact: Chris Cluff MRICS

Mobile: 07802 385746

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## LOCATION

The property is situated within the centre of the village of Ruishton, and to locate it, pass the Ruishton Inn public house and proceed up Cheats Lane. The property is found on the left just before Hannah's Hairlines hairdressers.

The village of Ruishton lies within about a mile from J25 of the M5 and is signposted off the A358 junction heading towards Ilminster. It is also about 3 miles from the centre of Taunton.

## DESCRIPTION

The property comprises an old and historic stone built store of stone and block construction, under a corrugated cement sheet roof.

It has a concrete floor with a step up towards the rear.

Access is via wooden doors set within an inset covered entrance porch.

Internal height is 11 foot or 3.35 m.

The property has mains electricity connected. There is no drainage or WC.

## ACCOMMODATION

Total:                      503 sq ft              46.73 sq m

Dimensions:

Width 15'11" / 4.85 m

Depth 32'3" / 9.83 m

## BUSINESS RATES

Rateable Value is £2,050 Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupation may trigger an adjustment in the rating assessment.

Small business rates relief allowance may be available. Please make your own enquiries.

## EPC

A new EPC has been commissioned. Details from the agents.

## GUIDE PRICE

**£49,500** for the freehold interest, with vacant possession.

## LEGAL COSTS

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

## VAT

Not VAT registered.

## CONTACT

Tony Mc Donnell MRICS

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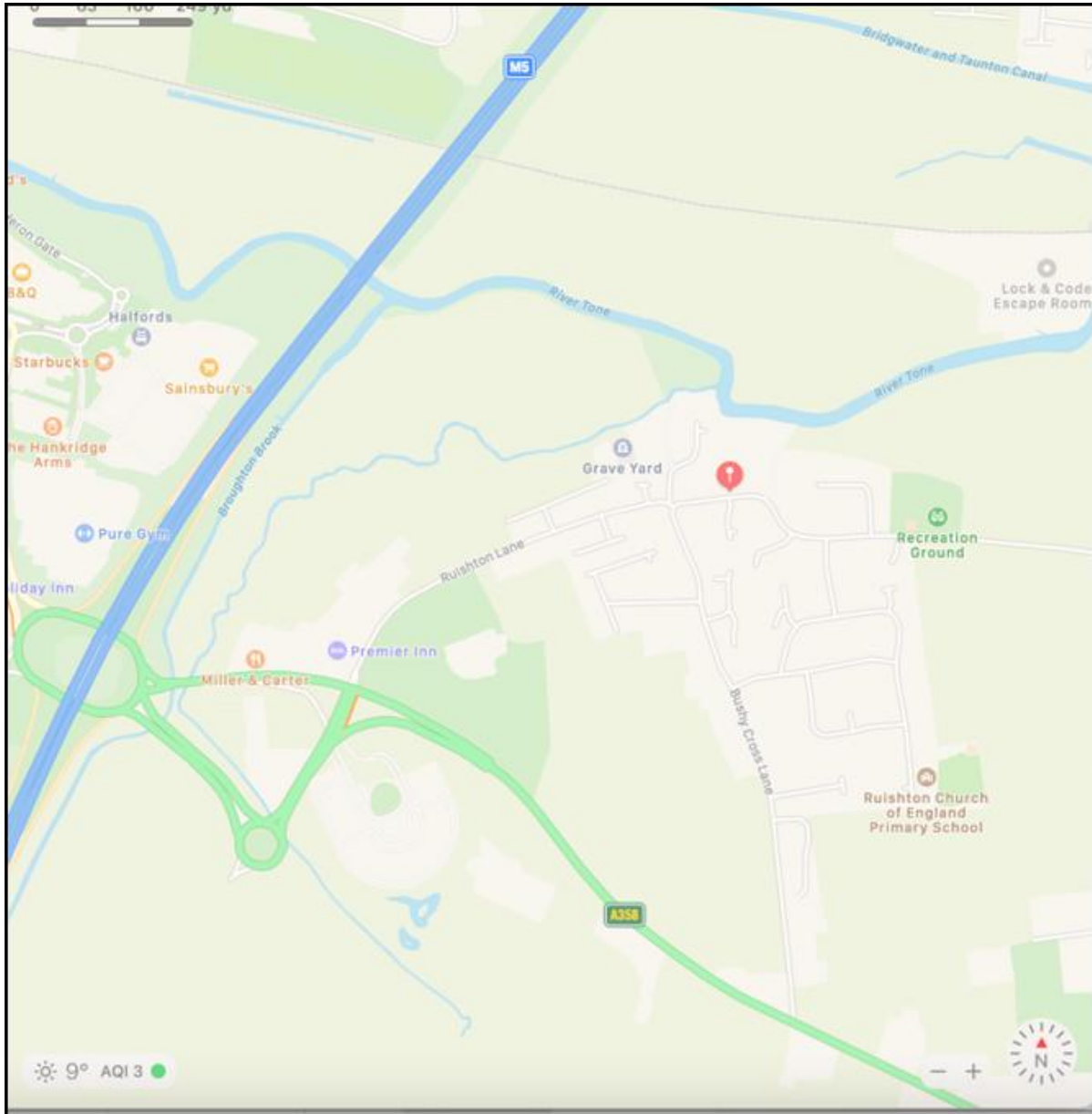
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## LOCATION MAP:



### FURTHER INFORMATION – Please contact:

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