



## Freehold Investment Opportunity For Sale



### 140 and 140 (a) East Reach, Taunton, Somerset, TA1 3HN.

- Freehold Investment Property.
- Ground Floor Shop – £6,000 per annum.
- HMO Four Bedroom – £21,540 per annum.
- Total Rental Income – **£27,540 per annum.**
- Freehold Guide Price **£305,000** reflecting a return of approx. 9%.

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## LOCATION

The property is located along East Reach Road, a busy thoroughfare serving the town for pedestrians and motorists alike. The premise occupies a prominent trading position surrounded by other retailer's close to Taunton's town centre.

Taunton is the county town of Somerset with a population of approximately 75,000 people, a strong office based economy and a busy town centre, boasting numerous retailers and leisure occupiers, with significant developments to improve the town currently taking place.

## DESCRIPTION

The property comprises of a ground floor commercial properties with frontage onto East Reach. There is a four bedroom HMO Licensed property with separate access arranged on the two floors above.

<b>140 East Reach</b>	39.48 sq m	425 sq ft
<b>140 (a) East Reach</b>		
Room A (Second floor)	18.21 sq m	196 sq ft
Room B (Second floor)	9.01 sq m	97 sq ft
Room C (First floor)	18.58 sq m	200 sq ft
Room D (First Floor)	9.94 sq m	107 sq ft
Kitchen/Living area (First floor)	18.58 sq m	200 sq ft
Bathroom (Second floor)	13.00 sq m	140 sq ft

Schedule	Accommodation	Tenancy	Current Rent
140 East Reach	Shop	Expires in October 2028	£6,000 pa
140 (a) East Reach	HMO 4 bedrooms	AST's	£21,540 pa
<b>Total Rent</b>			<b>£27,540 pa</b>

## BUSINESS RATES AND COUNCIL TAX

Rateable Values are set out below taken from the VOA listing from 1<sup>st</sup> April 2023.

140 East Reach – £4,850 per annum.

140 (A) East Reach – Council Tax Band A, annual liability of £1,411.

## EPC's

140 East Reach – C56. Valid until 7/08/2033.

140 (a) East Reach – D67. Valid until 22/10/2032.

## GUIDE PRICE

**£305,000** for the freehold interest.

A purchase at this price reflects a gross return of approx. 9%.

## LEGAL COSTS

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

## VAT

We are advised the property is not registered for VAT.

## CONTACT

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