

116 High Street, Street

Somerset, BA16 0EW (Mundy's)

COOPER
AND
TANNER



A Freehold mixed-use property situated in a strong secondary trading position. Comprising an extensive retail unit with 2-bedroom maisonette over and additional two storey storage building/stock room at the rear. In need of renovation and offers scope for redevelopment, subject to necessary consents.

For Sale £350,000



Location - W3W///stole.modem.pitching

Located towards the south-western end of the High Street and on the same side and within close proximity to the High Street entrance to Clark's Village, as well as the north side and south side public car parks.

Adjacent to 'Living Homes', other nearby occupiers include 'Proper Job', 'Edinburgh Woollen Mill' and 'JD Wetherspoons' to name a few.

Description

An extensive ground floor retail unit with ancillary stores and two storey storage building at rear. There is also a spacious, separately accessible, self-contained 2-bedroom maisonette. Tapering width from mid to rear. Largely open-plan sales area. Level entrance. Rear Servicing. See floorplan for layout/configuration. Internal accommodation as follows:

Retail		
Ground - Sales	158 sq m	1,701 sq ft
Ground - Ancillary	105 sq m	1,135 sq ft
First - Ancillary	45 sq m	489 sq ft
Net Internal Area	309 sq m	3,325 sq ft
Max Sales Area Width - 10.83m / 35' 6"		
Max Sales Area Depth - 18.57m / 60' 9"		
Residential – 2-Bed Maisonette		
Ground	8 sq m	89 sq ft
First	71 sq m	767 sq ft
Gross Internal Area	79 sq m	856 sq ft
Combined Floor Area (NIA and GIA)	388 sq m	4,180 sq ft

External accommodation, parking (2 spaces) and yard area (partly covered) at the rear accessed from Orchard Road turning in towards Northside Car Park on the right-hand side. The total plot size extends to approximately 0.122 acres.

The property would benefit from refurbishment throughout; particularly the maisonette and first floor ancillary areas.

Scope to refurbish, live above and work below, convert/develop part (STPP), split and occupy part or hold as an investment.

Fixtures & Fittings

All fixtures, fittings and trading equipment are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the vendors nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations.

Tenure

Freehold. The property is offered with vacant possession upon completion; please note, a minimum of 2 weeks required between exchange and completion.

Planning

Local authority Somerset Council (former Mendip Area). Not Listed but is within the Street Conservation Area. Interested parties should rely on their own enquiries in respect of any planning history, opportunities and existing consented uses and works with the local planning authority.

Business Rates / Council Tax

Rateable Value - £24,750 (2023 List). For confirmation on the precise rates payable, please rely on your own enquiries of the local billing authority. Council Tax - Band A

EPC Rating

Retail – E118
Maisonette – D59
Copies available upon request

VAT

VAT is **not** payable on the purchase price.

Services

The property benefits from connection to mains water, electricity and drainage on separate supplies. Internal heating is provided by way of oil-fired central heating system to parts of the property. Appliances and connections not tested. Purchasers must satisfy themselves.

Enquiries / Viewings

Cooper and Tanner Commercial Department:

Tel. 03450 34 77 58

Email: commercial@cooperandtanner.co.uk

COMMERCIAL DEPARTMENT

Cooper and Tanner

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

