

gth



48 East Street, Taunton

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Somerset, TA1 3NA

A mixed use property consisting of a former nightclub and bar with 2-bedroom residential flat above in Taunton's town centre.

For Sale by Public Auction on  
Wednesday 22nd October 2025 at 2pm.

**Auction Guide: £280,000**

### SITUATION

The property is located in a prominent position on East Street within Taunton's town centre, just a few minutes' walk from a wide variety of shopping and leisure facilities.

Taunton, Somerset's county town and principle administrative centre, has good communication links being close to Junction 25 of the M5 motorway providing access to Bristol within 45 Miles and Exeter within 36 miles. Taunton's mainline railway station has extensive links to the national rail network, with London Paddington being within 1 hour 50 minutes' journey time.

### DESCRIPTION

A handsome double fronted attached Grade II\* Listed mixed use property spread over ground and first floors.

The property is currently configured as a nightclub and bar with a separately and internally accessed two bedroom flat above.

The accommodation at ground floor level provides open plan seating areas, bar, dance floor, wash area, stores and cellar with disabled WC to the rear.

The first floor contains the ladies and gentlemen's WC blocks, coms room and two bedroom flat with kitchen, shower room and living room. There is also a small external yard to the rear with stairs rising to the flat roof, which provides access to the residential flat.

Total Net Internal Floor Areas of the commercial areas -

Ground Floor—214.32sq m / 2,307sq ft

First Floor—6.40sq m / 69sq ft

The residential flat has a gross internal area of 91.08sq ft / 980sq ft

### BUSINESS RATES

The commercial areas have a current rateable value of £37,000.



### SERVICES

The premises benefits from mains water, electricity, capped gas and drainage.

### PLANNING AND FURTHER INFORMATION

The commercial areas have been occupied as a Nightclub and bar and as such are within a Sui Generis use class .

The residential areas fall under use class C3 (Dwelling houses).

### EPC

The property is listed and does not require an EPC.

### RIGHTS OF WAY, EASEMENTS, WAYLEAVE ETC

We are not aware of any rights of way over the land and the property is sold as far as required by the vendor and will be conveyed subject to all rights of way, easements and way leaves of telegraphs poles, drains and wires, electric pylons and cables, water and gas pipes at

present erected on and passing over or under the property and subject to the agreements affecting the same (if any).

### FIXTURES AND FITTINGS

All fixtures and fittings, unless specifically referred to within these sale particulars are otherwise expressly excluded from the sale.

### METHOD OF SALE

The property will be offered for sale by public auction and online livestream auction on Wednesday 22nd October 2025 at 2pm at the Aldwick Estate, Redhill, Blagdon, Bristol, BS40 5AL.

<https://bit.ly/PropertyAuctionsGTH>

It is possible the property may be sold prior to the action date therefore it is advisable for interested parties to register their interest with the Agents and it is their responsibility to check with the Agents whether the property will still be offered on the auction date.

## BUYERS ADMINISTRATION FEE

The successful purchaser(s) of each lot will be liable to pay a Buyer's Administration Fee based upon the eventual sale price to the selling Agents. Further details are available from the selling agents.

## AUCTION PACK

The Auction Pack, containing the contract and special conditions of sale, should be obtained online at [Future auctions held by Greenslade Taylor Hunt Online \(eigroup.co.uk\)](https://www.futureauctions.com)

These documents will not be read at the time of sale and all prospective purchasers will be deemed to have bid for the property in full knowledge of their contents and shall not raise any requisition or objection whatsoever thereafter.

## BIDDER REGISTRATION

All potential online, telephone & proxy bidders are required to register their details with Greenslade Taylor Hunt prior to the commencement of the auction by completing the Online Bidder Registration.

<https://bit.ly/PropertyAuctionsGTH>

Those attending the auction room to bid in person will complete bidder registration on arrival to the auction room. All in room bidders must provide 2 forms of Identification in order to register.

## VIEWING

The property is only available to view via the marketing agents GTH, their contact details are as follows:-

Joseph Hughes / Zack Dennington

Telephone: 01823 334455

Email: [joseph.hughes@gth.net](mailto:joseph.hughes@gth.net) / [zack.dennington@gth.net](mailto:zack.dennington@gth.net)



## CONSUMER PROTECTION REGULATIONS

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.

**Guide Price:** An indication of the seller's current minimum price at auction. The guide price of range or guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Reserve Price:** The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

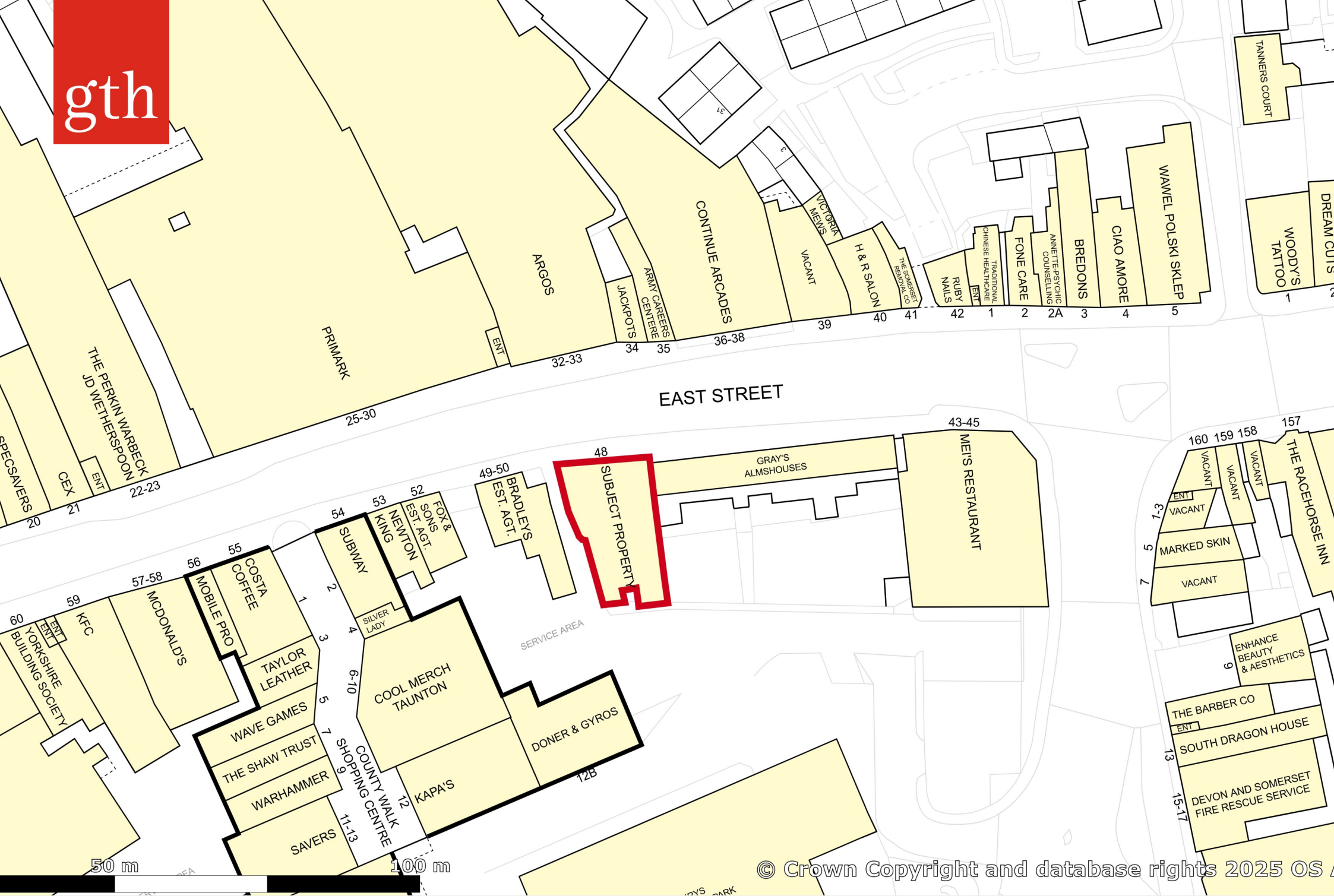
## IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

If there are points which are of particular importance to you please contact the office prior to viewing the property.

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