



121 High Street, Midsomer Norton, Radstock BA3 2DA

For Sale - £100,000

COOPER
AND
TANNER

121 High Street,
Midsomer Norton,
Radstock
BA3 2DA

For Sale - £100,000

Description

This semi-detached, two storey retail property offers a prominent position within the High Street of Midsomer Norton.

Formerly, Out of Asia, the property has been set up and run as a successful business for the last 28 years. The property comprises an initial retail area, with large glass windows, offering both light and visibility. The first-floor accommodation offers another retail area, a stock room and a small staff toilet.

The property is situated towards the western end of the high street, close to Silver Street junction. Local nearby occupiers include Specsavers, Parsons Bakery, Argos, Sainsburys, Costa and Cooper and Tanner to name a few.

Accommodation		
Ground - Sales	29.4 sq m	315 sq ft
First - Sales	17.63 sq m	189 sq ft
Sales	47.03 sq m	506 sq ft
First – Ancillary	9.12	98 sq ft
First - Ancillary	3.58	38 sq ft
Ancillary	12.7 sq m	136 sq ft
Net Internal Area	59.73 sq m	642 sq ft

There is a small alleyway to the left of the property that offers both bin storage and side access.

Services and Fixtures & Fittings

The units benefit from connection to mains electricity, water and drainage. 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. All fixtures, fittings and trading equipment are specifically excluded unless mentioned in these particulars.

Tenure

The freehold will be available with vacant possession subject to Out of Asia exiting the property at the end of October.

Planning

We understand the property benefits from Use Class E. Prospective occupiers should rely on their own enquiries with the Local Planning Authority.

Business Rates

A taxation on the occupation of commercial premises. A search on the Valuation Office Agency website revealed the following rating assessments:
Rateable Value - £7,000 (2023 List). For confirmation on the precise rates payable, please rely on your own enquiries of the local billing authority.

VAT

We understand the property remains exempt from VAT and therefore VAT is NOT payable on the price.

Energy Performance Certificates

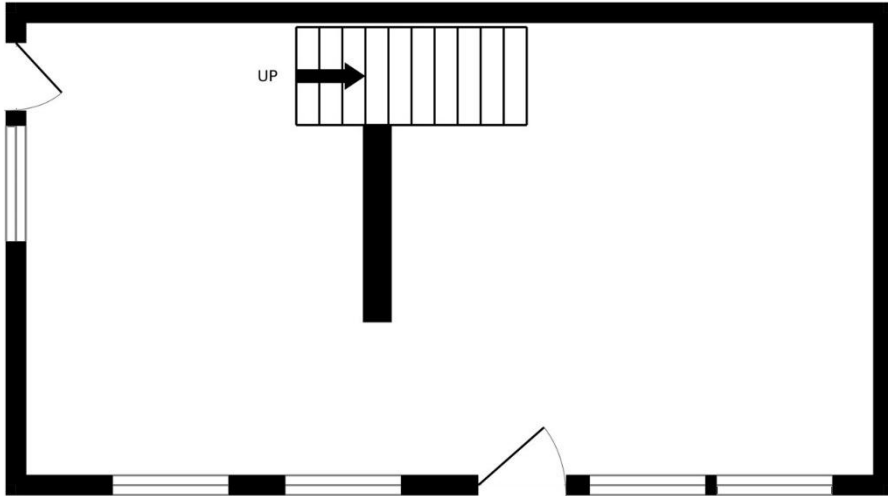
To be reassessed.

Location - [W3W:///drawn.founding.listen](#)

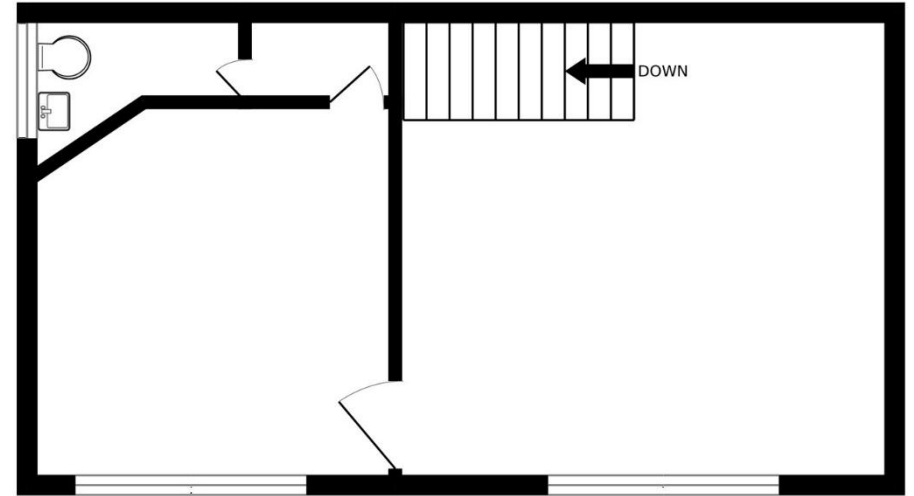
The property is prominently positioned at the western end of Midsomer Norton's High Street, within a well-established retail and commercial area. Midsomer Norton is a Somerset town, well-connected via the A367 to Bath (approximately 10 miles to the north) and the wider road network, including the A39 and A37. The location also serves a broad catchment area from surrounding villages such as Radstock, Paulton, and Peasedown St John.



GROUND FLOOR
328 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025





**COOPER
AND
TANNER**

ENQUIRIES / VIEWINGS:

Commercial Department
 Telephone 0345 034 7758
 commercial@cooperandtanner.co.uk
www.cooperandtanner.co.uk

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. Property Reference: 32998 – 09/2025