



Class E Premises - For Sale

1a Church Street, Highbridge

1a Church Street, Highbridge, Somerset, TA9 3AE

- A well located ground floor shop on a busy thoroughfare into the town centre.
- Totalling 854 sq ft to include an external store.

Long Leasehold Guide Price: £75,000

Location

Located on the roundabout linking Market Street, Tyler Way and Huntspill Road (A38), a busy thoroughfare. The Bank Street car park is located to the rear of the property. Surrounding occupiers include Sopha Furniture shop, Vault of Gold, Hobby Dayz Pottery and Tasty Bitez.

Highbridge is a market town with a population of approximately 7,500 residents and is only 15 miles north of the county town of Taunton and 30 miles from Bristol.

Description

Forming part of a mixed use property, this ground floor shop consists of an open plan sales area, store, WC and rear office/staff area. To the rear is an external store, which is accessed via the alley to the eastern elevation. The shop benefits from good display frontage onto the roundabout.

Mains electric, water and drainage are connected to the property.



Accommodation

We have measured the commercial areas on the net internal basis and obtained the following:

Sales	43.68 sq m	470 sq ft
Internal Store	1.58 sq m	17 sq ft
Office	12.01 sq m	129 sq ft
External Store	22.05 sq m	237 sq ft
Total	79.32 sq m	854 sq ft

EPC

The property has a energy performance certificate rating of D(81).

Rateable Value

Having checked the valuation office's website, we understand the property has a rateable value of £5,900.

Tenure

The property is available with vacant possession on a long leasehold basis with 993 years left to run, ending on 29th March 3018, at a Guide Price of £75,000.

gth

Greenslade
Taylor Hunt



VAT

We are advised the property is not registered for VAT, therefore VAT will not be payable on the sale price.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with Greenslade Taylor Hunt.
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