

gth



Grade II Listed Commercial Investment – For Sale

Cornhill House, 17 Market Square, Crewkerne, Somerset, TA18 7LG

## Investment Summary

- Town centre fully let investment.
- Three retail units, first and second floor offices.
- Current income: £31,200 per annum.
- Guide Price: £375,000 reflecting a gross yield of 8.32%.

### Location

The building fronts Market Square situated in Crewkerne's town centre. Crewkerne is a South Somerset market town situated on the A30 between Yeovil (9 miles) and Chard (7 miles) and has a resident population of approximately 8,000.

The A303 trunk road linking London to the South West is within easy reach and the M5 (Junction 25) can be joined at Taunton. Crewkerne Railway Station provides regular services to London Waterloo.

### Description

A Grade II listed building with three self contained retail units; one currently sold off on a long leasehold basis, and first and second floor offices with parking to the rear.

Shop 1 is currently trading as a ear wax removal clinic and comprises a sales area to the front with kitchen, rear sales, store and WC located to the rear of the shop. The unit benefits from air conditioning in the front and rear sales areas.

Shop 2 is currently trading as a Chinese takeaway and comprises sales to the front, with kitchen and WC to the rear. The premises has a fitted commercial kitchen with extraction system.

Shop 3 is currently trading as a florist and has been sold off on a long leasehold basis. The unit comprises sales to the front with kitchen, store and WC to the rear.

The first and second floor offices provide modern office accommodation with both cellular and open plan offices fitted with single glazed windows, carpets, compliant lighting and electric heating.

To the rear of the building is parking for approximately 8 vehicles.



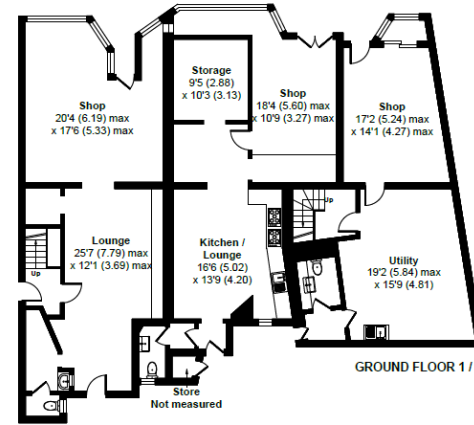
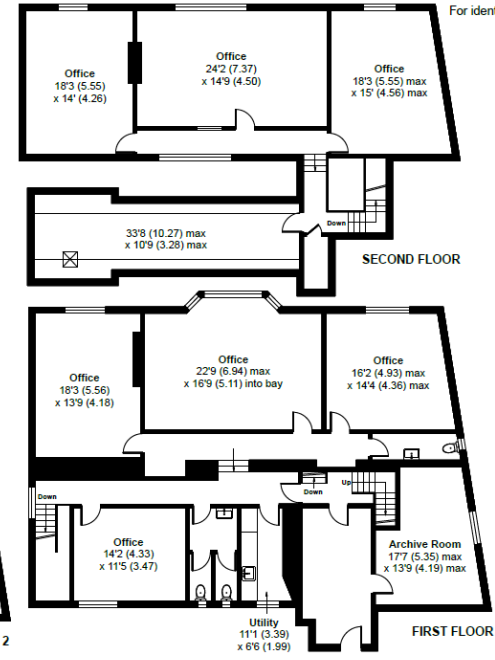
Shop 1 sales



Shop 2 sales



For identification only - Not to scale



Accommodation			
Unit/Address	Description	SQ FT.	SQ M.
Shop 1	Sales	539	50.01
	Store	33	3
	<b>Total:</b>	<b>572</b>	<b>53.01</b>
Shop 2	Sales	431	40.02
	Kitchen	232	21.55
	<b>Total:</b>	<b>895</b>	<b>83.16</b>
Shop 3 (Sold long leasehold)	Sales	331	30.70
	Kitchen	245	22.69
	<b>Total:</b>	<b>576</b>	<b>53.39</b>
First Floor	Office	1,186	110.12
	Kitchen	61	5.59
	Store	46	4.24
	<b>Total</b>	<b>1,293</b>	<b>119.95</b>
	Second Floor	Office	865
Store		288	26.75
<b>Total</b>		<b>1,153</b>	<b>107.08</b>
<b>Total NIA</b>		<b>3,913</b>	<b>363.20</b>

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2025. Produced for Greenslade Taylor Hunt. REF: 1349614



Description	Tenant	Rent pa	Lease Start	Break	Rent Review	Lease Expiry	Comments
Shop 1	Individual T/A Ear Wax Removal Solutions	£6,600	13/02/2023	13/02/2026	13/02/2026 Market Rent	12/02/2028	Internal repairing plus front glazing. Tenant contributes to insurance premium.
Shop 2	Individual T/A Golden River	£11,000	13/06/2008	No break option for either party.	13/06/2013 and every fifth anniversary to Market Rent	12/06/2029	Effective full repairing. Landlord responsible for repair of extraction system. Tenant contributes to insurance premium.
Shop 3	Rodfords	Peppercorn	28/07/1979			27/07/2078	Long leasehold basis. Tenant contributes to insurance premium and repairs.
First & second floor offices	Everys Solicitors LLP	£13,600	10/01/2025	28/11/2028	28/11/2025	27/11/2032	Internal repairing. Tenant contributes to insurance premium.
		£31,200 pa					



First floor office

## Energy Performance Certificates

The whole building as a rating of D(90). A copy of the certificate is available upon request.

## Business Rates

The building has the following rateable values:-

Shop 1: £6,200 pa.

Shop 2: £6,200 pa.

First and second floors: £19,500 pa.

## VAT

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

## Tenure

The freehold interest, subject to the existing leases, is available at a guide price of £375,000. This figure reflects a gross yield of 8.32%.



## Viewing

Strictly by appointment by sole agents:

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