

Viewing: strictly by appointment through the Agent

**FREEHOLD INVESTMENT
5 & 5A EAST REACH
TAUNTON
SOMERSET
TA1 3EN**

**Part-let retail investment property comprising two shops
(one vacant, one let), two large flats and further
development potential**

FOR SALE

£420,000



LOCATION

The property is located in East Reach close to its junction with East Street within Taunton town centre. East Reach is the main route leading from the town centre towards the motorway and is a busy secondary business area with numerous shops and restaurants, the Esporta Health Club and the Multiyork Furniture Shop, there is on-street car parking within East Reach and a car park in Tankred Street.

The property is found on the left-hand side proceeding from the town centre identified by our "For Sale" board.

DESCRIPTION

A substantial double fronted Grade II listed property arranged on three floors, the frontage comprising two shops, the left-hand side trading as Mr Scrumptious kebab shop and the right-hand side currently vacant, with a separate access to the right-hand side leading up to the two frontage flats with a passageway also leading to a former flat in the rear extension.

Mr Scrumptious

Ground floor lock-up shop with servery area, rear preparation room and rear W.C. A doorway leads into the rear courtyard.

Vacant shop

Former Abel Alarms – this property comprises a larger lock-up shop with modern glazed shop front and a number of rear storerooms/offices within the rear extension including a W.C which offer potential for further conversion or development. This property also has a rear entrance into the courtyard/potential parking area subject to rear access being purchased (this property is "To Let" further information from the agents).

Flats

The first and second floor flats have been recently refurbished to a good standard and have new bathrooms and kitchens and wiring for night storage heaters and have been provided with electric cooker and fridge ready for immediate letting.

DEVELOPMENT POTENTIAL

The two-storey rear extension to the main building is relatively poor condition requiring refurbishment or conversion in fact part of the premises was at one time used as a one bedroom flat. Potential purchasers should make their own planning enquiries of Taunton Deane Borough Council regarding the development potential, however we would consider that this building has potential for conversion into a further flat or maisonette.

SERVICES

All main services are connected to the property but buyers should make their own enquiries regarding the connection of gas to the various units.

ACCOMMODATION

5 East Reach (Mr Scrumptious)

| | |
|------------------|---------|
| Retail area | 266sqft |
| Preparation room | 145sqft |
| Store and W.C | |
| Sub-total | 411sqft |

5a East Reach (former Abel Alarms)

| | |
|---------------------------|------------------|
| Retail area | 506sqft |
| Store room | 181sqft |
| Office | 165sqft |
| Store | 68sqft |
| Store | 145sqft |
| Sub-total | 1,065sqft |
| Ground floor total | 1,476sqft |

First floor flat

| | |
|--|----------------|
| Living room (front) | 15' 9" x 13'1" |
| Bedroom 1 | 12' 2" x 8'7" |
| Kitchen | 6' 5" x 12'2" |
| Rear bedroom | 16' 6" x 12'1" |
| Entrance lobby with walk-in cupboard and W.C | |

Second floor flat

| | |
|------------------------------------|----------------|
| Living room | 16' 2" x 13'4" |
| Bedroom 1 | 9' 7" x 7'3" |
| Kitchen | 6' 3" x 9'8" |
| Rear bedroom | 17'10" x 12' |
| Large bathroom and airing cupboard | |

Former Studio flat (first floor)

| | |
|---------------------------|---------------|
| Bathroom/kitchen and room | 15'6" x 10'7" |
|---------------------------|---------------|

TOWN PLANNING

We have made verbal enquiries of Taunton Deane Borough Council who have informed us of the following:-

- i Ref: 38/07/0375 “partial removal of boundary wall and formation of concrete yard at 5a and 6a East Reach.”
- ii The property is Grade II listed.

TENURE

The kebab shop is currently let on a 25year lease commencing 1991 (approximately seven years remaining at a current rental of £10,000 per annum). Full lease details on application to the agents

The remainder of the premises is vacant.

The vacant retail premises 5a is available on a leasehold basis at £12,500 per annum.

| BUSINESS RATES | Rateable Value | Rates Payable | 2008/2009 |
|-----------------------|-----------------------|----------------------|------------------|
| 5 East Reach | £6,300 | £2,910 | |
| 5a East Reach | £9,700 | £4,481 | |

COUNCIL TAX to be assessed

PRICE

£420,000 (plus VAT if applicable)

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING ARRANGEMENTS

Strictly by arrangement with the sole agents Cluff Commercial.

Ref CAC Inv 1485 23/2/09