

FOR SALE

Carter Jonas



**7 Silver Street
Taunton
Somerset
TA1 3DH**

**Two-storey end of terrace shop
premises for sale.**

N.I.A of 36.38 Sq M (392 Sq Ft).

- Prominent location facing onto the A38.
- Ground floor shop premises with rear office and WC facility.
- First floor sitting room, bedroom, kitchen and shower room.
- Located on the edge of the town centre opposite Sainsburys.

LOCATION

The property occupies a high profile position on Silver Street which is one of the main arterial roads around Taunton town centre. The prominent position faces onto the A38 making the premises highly visible for advertising. Nearby occupiers include Mei's restaurant, Sainsbury's Supermarket and Petrol Filling Station along with Argos, Primark and Marks & Spencer within East Street.

DESCRIPTION

Two storey end of terrace shop premises in a prominent position facing onto the A38 on the edge of Taunton town centre.

Ground floor retail area with a frontage of 4.95m (16'24). Shop depth of 4.52m (14'83) with a corridor to rear office of 4.22m x 3.32m (13'84 x 10'89) and WC facility. The retail unit has been subdivided by the previous tenant which could be easily removed if required.

Inner hall with access to WC facility and under stairs kitchen of 3.23m x 1.09m (34'76 x 11'73). Stairs leading to first floor.

First floor landing and shower room. Sitting room of 4.77m x 2.49m (15'65 x 8'16) with window to front. Bedroom of 2.69m x 2.56m (8'82 x 8'39) with window to front. Kitchen of 1.98m x 1.67m (6'49 x 5'47).

The property would make an ideal office premises or hairdressing salon due to its prominent location on the main road. The property is self-contained but doesn't have outdoor space or parking facilities.

SERVICES

We are advised that all mains services are connected. However, prospective occupiers are advised to make their own investigations as to their state and condition.

TENURE

The freehold interest is offered for sale by private treaty at a guide price of £145,000.

EPC

EPC rating: D

BUSINESS RATES

According to the Valuation Office website, the premises is assessed as the following:

Rateable Value: £5,300

For verification purposes, interest parties are advised to make their own enquiries on www.voa.gov.uk.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice the floor areas calculated are noted below:

	Sq M	Sq Ft
Ground floor		
Shop	22.37	241
Office	14.01	151
Kitchen	3.52	38
WC facility		
First floor		
Sitting room	11.88	127
Bedroom 1	6.89	74
Kitchen	3.31	36

LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

VIEWING

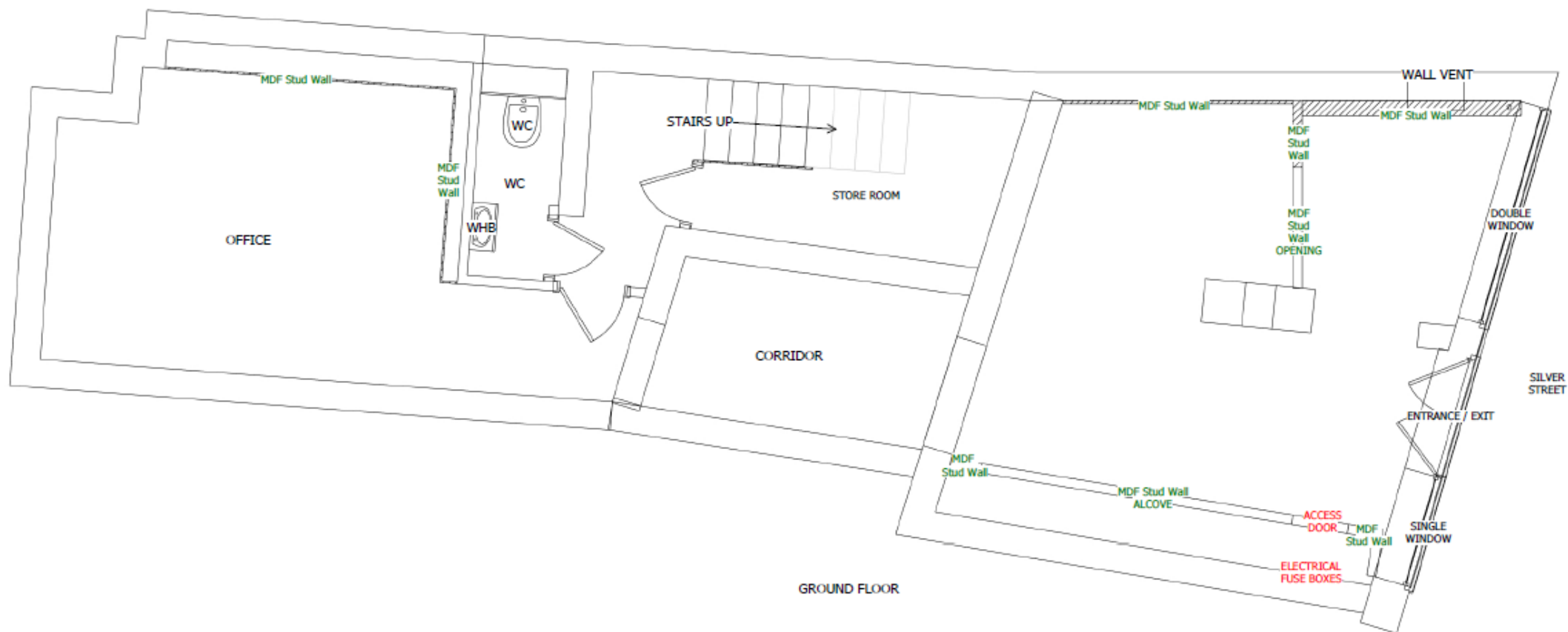
All viewings should be made through the sole agent, Carter Jonas. Contact Stephen Richards to arrange:

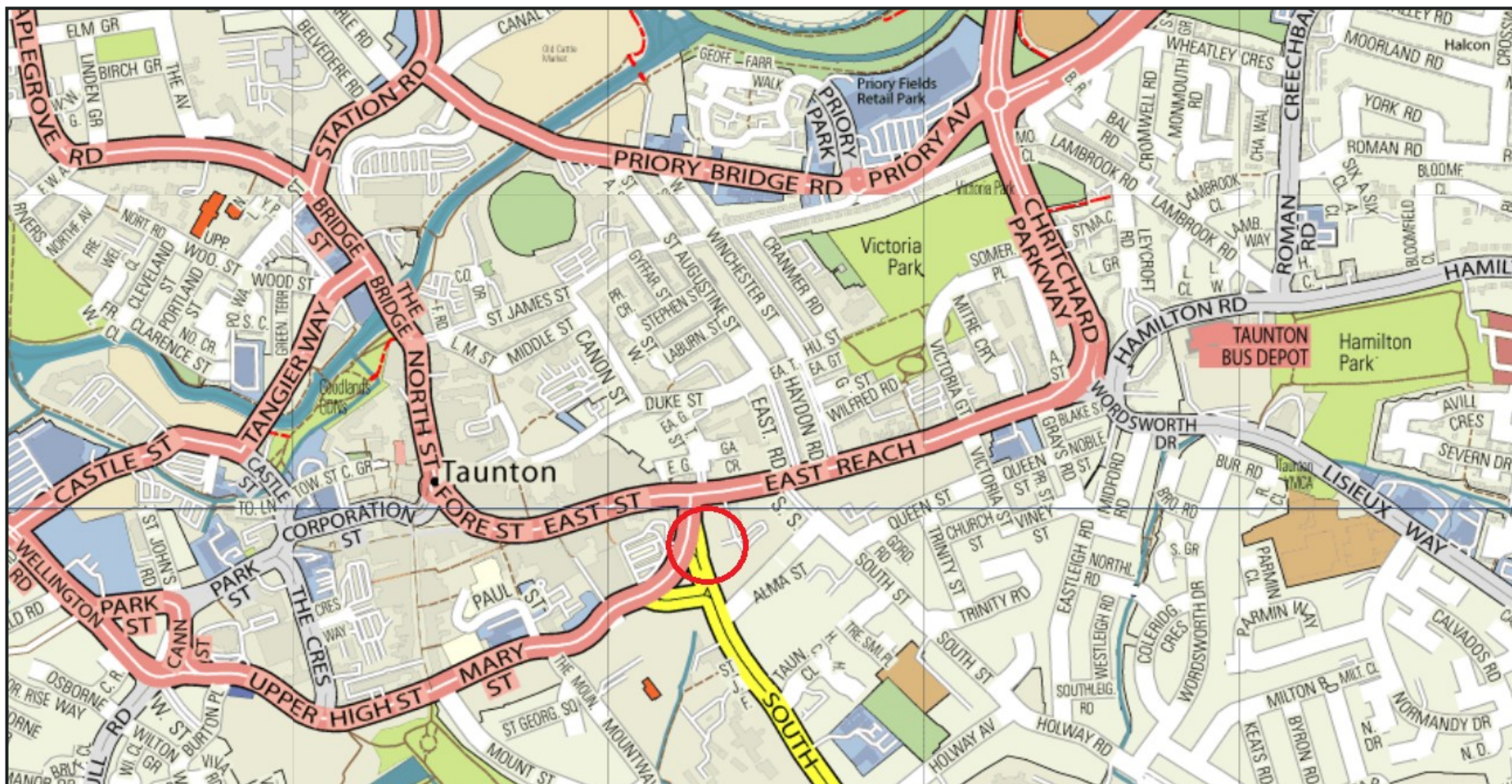
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E: stephen.richards@carterjonas.co.uk



SUBJECT TO CONTRACT





FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

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IMPORTANT INFORMATION

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