

alder king

PROPERTY CONSULTANTS



INVESTMENT FOR SALE

The Market House

Fore Street, Taunton, TA1 1JD

Multi-let retail and office investment
with potential for adding value

£1.1m

Quoting price

£135,480

Current rent p.a.

13.12%

equivalent yield

15,187

sq ft total area

Investment Summary

A prominent landmark asset in Taunton town centre, combining established income with realistic asset-management upside.

- Prominent town-centre landmark building with retail, restaurant and office accommodation.
- Anchor tenant Wildwood has been in occupation since 2015 with 14 years remaining unbroken.
- Current income of £135,480 p.a., reflecting the increased Wildwood rent.
- Wildwood have been granted a rent free period ending on 22 July 2027.
- Proposed new lease to Taunton Town Council comprising office and Tourist Information Centre.
- Third floor formerly comprised two flats and offers residential redevelopment potential, subject to consents.
- Offers sought in excess of £1,100,000, reflecting a 13.12% NEY and 13.55% reversionary yield.

FOCUS HIGHLIGHTS

Established income

Anchor tenant supports cash flow.

Optionality

Upper floors offer value-add upside.

Anchor Tenant Lease

14 years remaining unbroken.

Yield story

13.12% NEY; 13.55% reversionary.



Location

Taunton sits in the heart of the South-West region and serves a large catchment of approximately 350,000 people across Somerset and parts of Devon.

The town combines market-town scale with strong accessibility, employment opportunities and a quality lifestyle offer. Major employers include the UK Hydrographic Office, Claims Consortium Group, local government and Musgrove Park Hospital.

Catchment

Approx. 350,000 people within the wider trading and service area.

Lifestyle pull

Culture, art, community and open public spaces support town-centre demand.

M5

3 miles west

Rail station

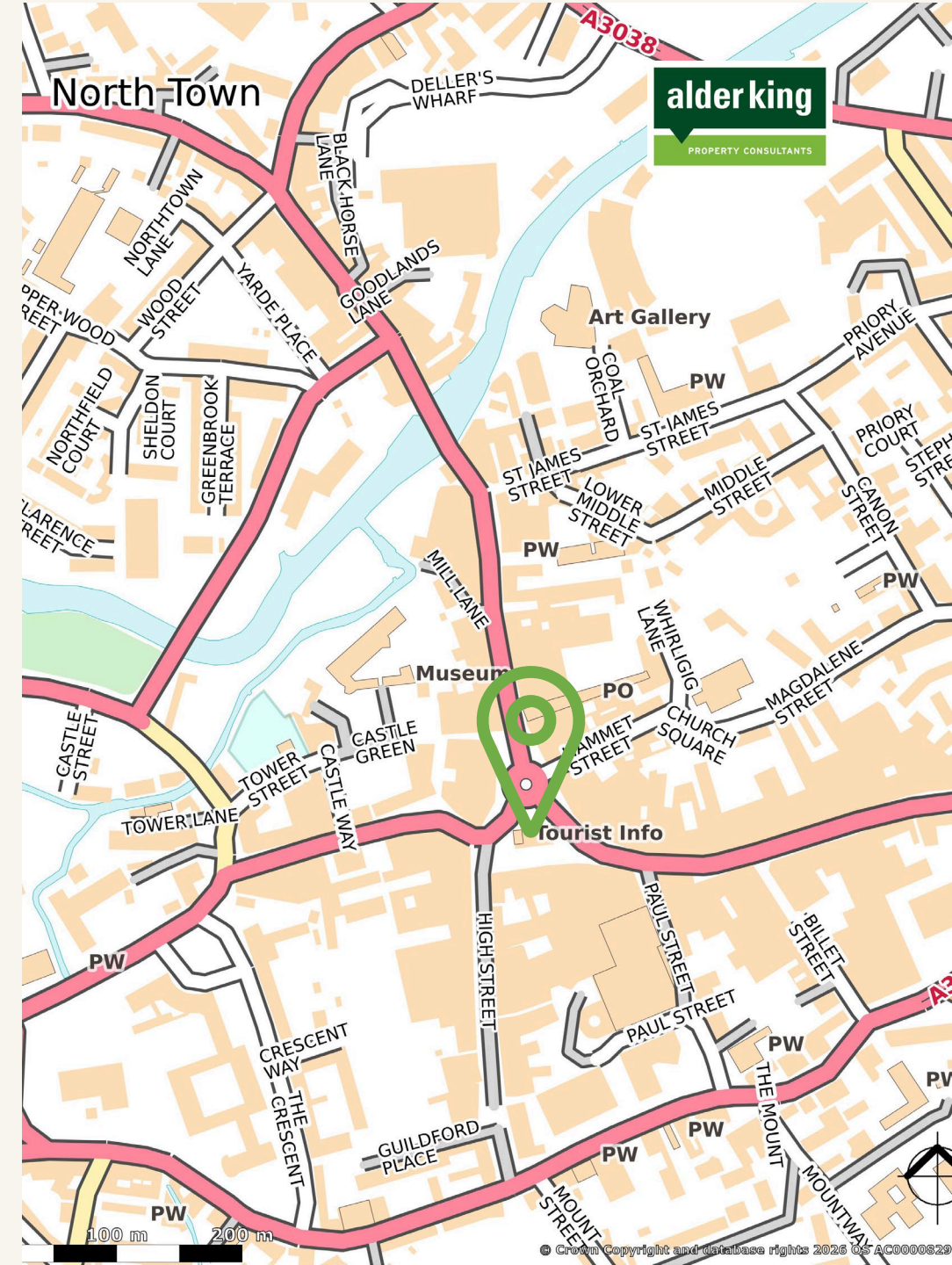
1 mile

Retail core

central

Bus stop

nearby



Accommodation

The Market House is a red-brick Georgian building, built in 1772 by Coplestone Warre Bampfylde. The building is Listed Grade II* and arranged over basement, ground and three upper floors.

Wildwood restaurant occupies the basement and much of the ground floor. Upper floors include compartmental offices and a dance studio in the former assembly hall, with a dramatic two-floor main studio space.

Third-floor opportunity

Formerly two flats and now a shell, the top floor could suit residential reprovision subject to consent.

Services

Mains electric, water, drainage and gas are understood to be connected; purchasers should verify independently.

AREA SCHEDULE

Floor / use	Occupier	Sq ft	Sq m
Basement restaurant	Wildwood	3,101	288
Ground floor	Wildwood + others	4,375	406
First floor	Offices + studio	4,763	443
Second floor	Dance Studio	998	93
Third floor	Former flats	1,950	181
TOTAL		15,187	1,411

**A landmark setting with
character interiors and
flexible upper-floor use**



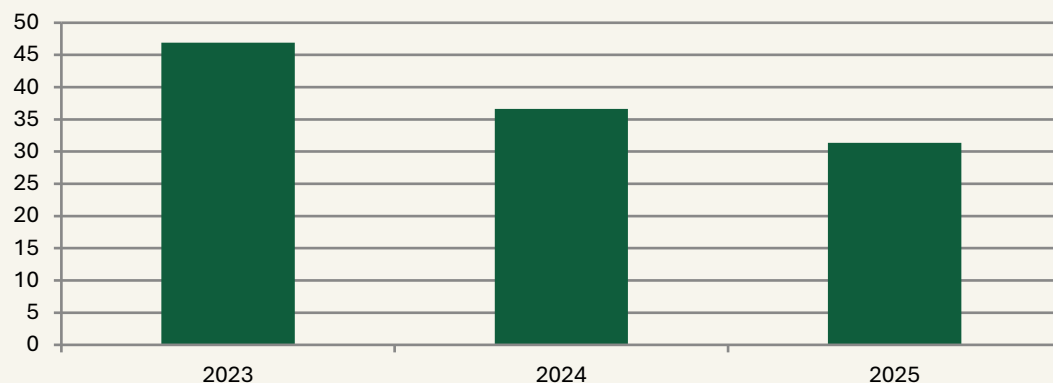
Occupier Covenants

Anchor tenant

Bow Street Group PLC (formerly Tasty PLC) t/a Wildwood operates branded casual-dining restaurants including dim t and Wildwood.

Bow Street Group PLC is incorporated in England and Wales (registration no. 5826464) and all operations are located in the UK.

Bow Street Group turnover



2025 accounts: turnover £31.338m; pre-tax profit -£9.335m; net worth £568k.

OTHER OCCUPIERS

Mountway School of Dancing Ltd

Established in 1939; CreditSafe 80 (very low risk); net worth £17,772.

Taunton Team Chaplaincy Ltd

Registered charity; CreditSafe 79 (very low risk); net worth £21,288.

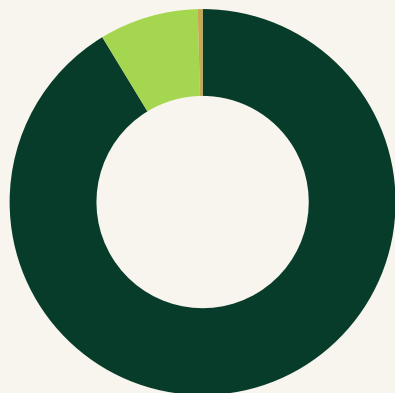
Vale Co-Operative Ltd

Registered society providing storage for its retail stall.

Benefit highlight: the income profile is anchored by a long-standing restaurant occupier, supported by local occupiers and vacancy-led management upside.

Tenancy Schedule

Lease structure



■ Wildwood ■ Mountway ■ Other

£135,480

Total current passing rent per annum

Space	Tenant	Lease	Rent (p.a)	Notes
Restaurant	Wildwood	Expires 2040	£125,000	Rent free until June 2027
Tourist Information	Taunton Town Council	New lease being documented	£5,800	Proposed new lease
Dance studio	Mountway	Expires 2028	£10,000	Rent review outstanding
Office Suite	Taunton Town Chaplaincy	Tenancy at Will	£120	Local charity
Storage	Vale Co-op	Tenancy at Will	£360	Retail storage
Vacant	Office + third floor	Available	-	Development potential

Price | Tenure | VAT | Other Terms

QUOTING PRICE

£1,100,000

Reflecting a 13.12% net equivalent yield and a 13.55% reversionary yield, assuming purchaser's costs of 5.55%.

Tenure

Freehold, subject to the various occupational tenancies.

VAT

VAT may be levied on the purchase price; purchasers should confirm implications before agreement.

Legal costs

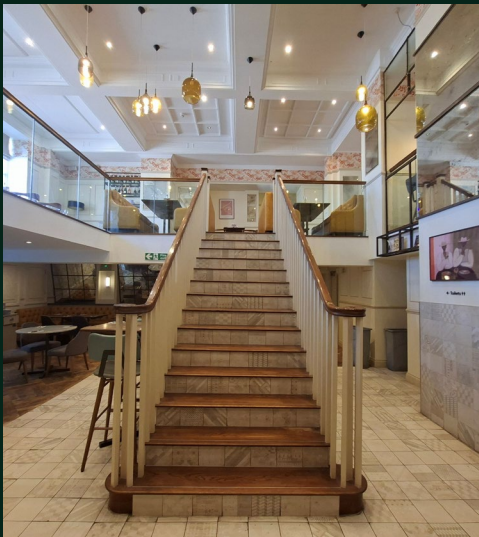
Each party is responsible for their own legal costs.

AML

A purchaser will need to provide information to satisfy AML requirements once heads of terms are agreed.



Interior Fit-Out & Flexibility



Restaurant fit-out, office rooms, stair cores and former assembly-hall support a range of occupational and repositioning options.

Viewing Arrangements



For further information or to arrange an inspection, please contact the agents:



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