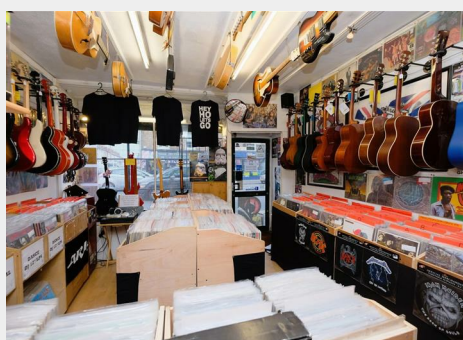


140 East Reach, Taunton, Somerset, TA1 3HN

Auction Guide Price +++ £250,000



- FOR SALE BY ONLINE AUCTION
- VIDEO TOUR NOW ONLINE
- LEGAL PACK COMPLETE
- WEDNESDAY 15th MAY 2024
- VIEWINGS - REFER TO DETAILS
- MAY LIVE ONLINE AUCTION
- FREEHOLD MIXED USE INVESTMENT
- 4 BEDROOM HMO | RETAIL UNIT
- FULLY LET - £27,540 PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Freehold MIXED USE INVESTMENT OPPORTUNITY (1573 Sq Ft) comprising RETAIL UNIT and 4 BED HMO on the upper floors producing an INCOME of £27,540 PA

140 East Reach, Taunton, Somerset, TA1 3HN

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 140 and 140 A East Reach, Taunton, Somerset TA1 3HN

Lot Number 26

The Live Online Auction is on Wednesday 15th May 2024 @ 17:30
Registration Deadline is on Monday 13th May 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

THE PROPERTY

A Freehold mixed use property (1573 Sq Ft) arranged over 3 floors comprising a retail units and 4 bedroom HMO / Maisonette on the upper floors.

140 - Ground Floor | Retail Unit | 425 Sq Ft
140 A - First and Second Floors | 4 Bedroom Maisonette | HMO | 1148 Sq Ft

Tenure - Freehold
Council Tax - B
EPC - C (140)
Utilities, Rights & Restrictions - Please refer to the Legal Pack
Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

MIXED USE INVESTMENT | BREAK UP

The block is fully let producing £27,540 pa and offers an excellent high yielding investment or break up opportunity.

140 - £500 pcm | £6,000 pa | Expires October 2028
140 A - £1795 pcm | £21,540 pa | AST

Please refer to online legal pack for copies of the commercial leases and AST.

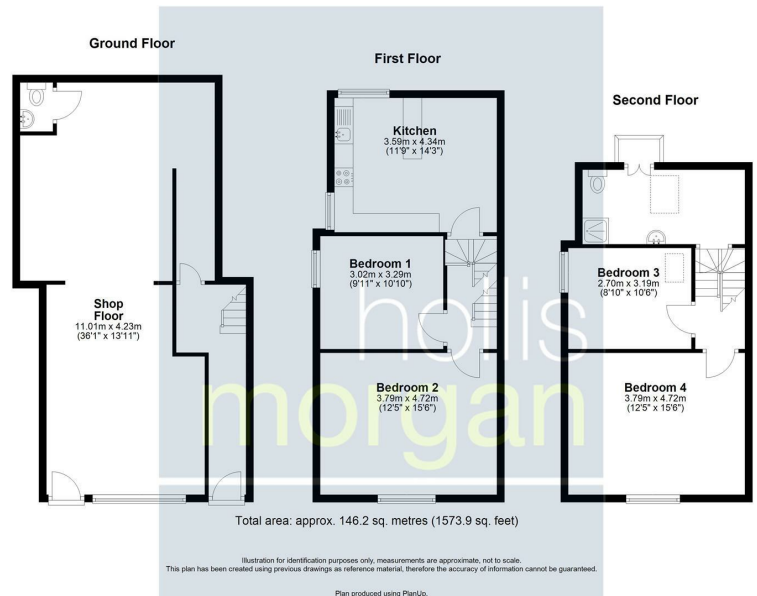
NB

Interested parties should note the vendor is also selling two other adjoining lots.

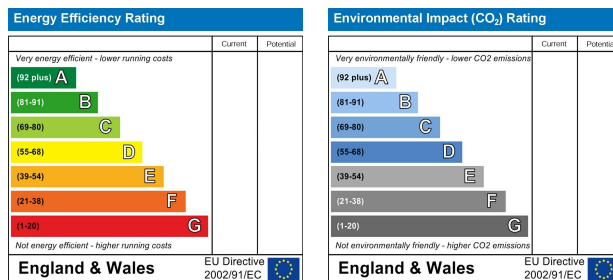
3A, 3B and 3C South Street, Taunton, Somerset, TA1 3HN
•143 East Reach, Taunton, Somerset TA1 3HN

Please visit the Hollis Morgan website for further details.

Floor plan



EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.