

143, East Reach, Taunton, Somerset, TA1 3HN

Guide Price £140,000

Hollis Morgan – A Freehold MIXED USE INVESTMENT OPPORTUNITY (1550 Sq Ft) comprising 2 X RETAIL UNITS and 1 X 1 BED VACANT FLAT producing an INCOME of £11,720 PA with POTENTIAL for £19,000 PA

143, East Reach, Taunton, Somerset, TA1 3HN

THE PROPERTY

ADDRESS | 143, 143 A & 143 B, East Reach, Taunton, Somerset TA1 3HN

A Grade II Listed Freehold mixed use property (1550 Sq Ft) arranged over 2 floors comprising 2 retail units and a self contained 1 bedroom flat on the first floor.

143 - Ground Floor | Retail Unit | 350 Sq Ft
143 B - Ground Floor | Retail Unit | 255 Sq Ft
143 A - First Floor | 1 Bedroom Flat | 665 Sq Ft

Tenure - Freehold
Council Tax - A
EPC - C (143, 143b) and 143a PRS exemption
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 currently producing £11,720 pa with the potential for £19,000 pa if fully let

Excellent high yielding investment or break up opportunity.

143 - £560 pcm | £6,720 pa | Expires February 2028
143 B - £416 pcm | £5,000 pa | Expires February 2027
143 A - Vacant (previously let for £525 pcm)

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

Please visit the Hollis Morgan website for further details.

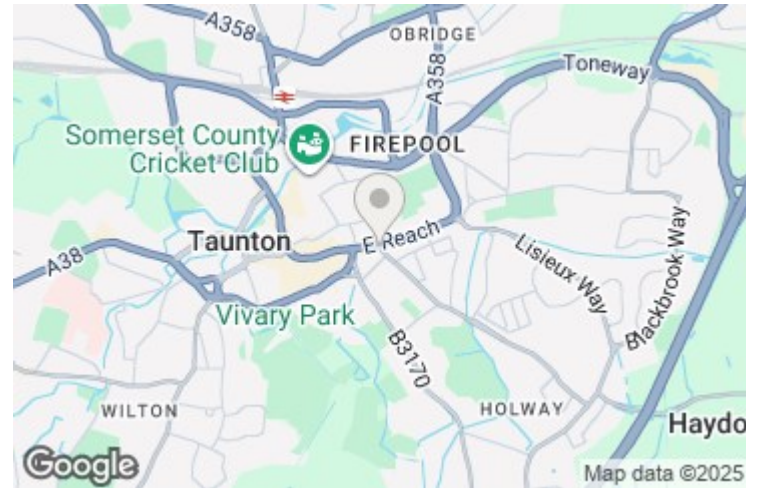
LOCATION

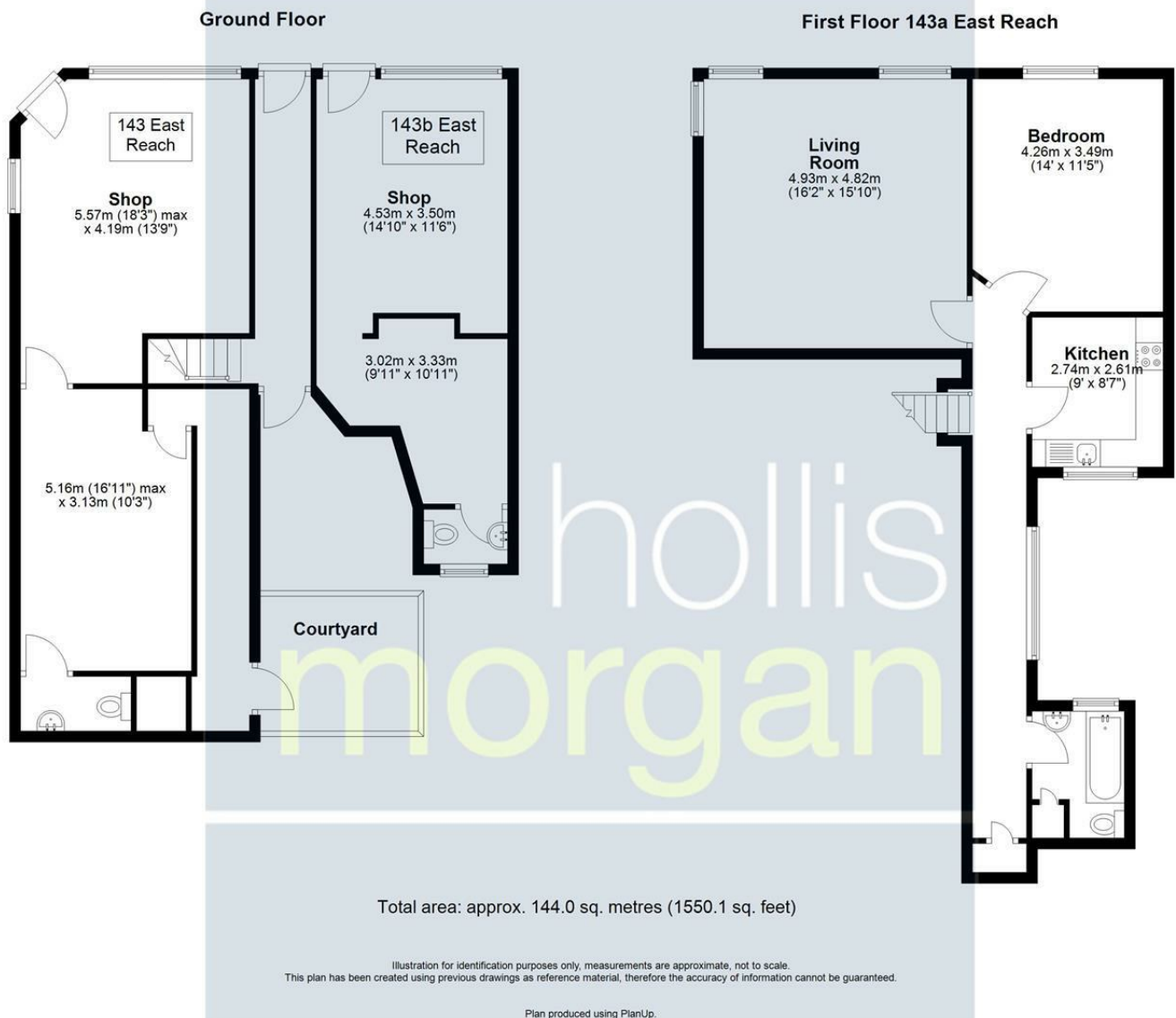
The property is located along East Reach Road, a busy thoroughfare serving the town for pedestrians and motorists alike. The premise occupies a prominent trading position surrounded by other retailer's close to Taunton's town centre. Taunton is the county town of Somerset with a population of approximately 75,000 people, a strong office based economy and a busy town centre, boasting numerous retailers and leisure occupiers, with significant developments to improve the town currently taking place. Taunton provides an extensive range of facilities and also has access to the M5 motorway, there is a main line city rail link which is easily accessible, London Paddington being about 2 hours. The property is also well placed for easy access to the Brewhouse, Somerset County Cricket Ground and St. Marys Church.

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, and they do not constitute any part of an offer or contract. All Hollis Morgan

references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-95%	A		
81-91%	B		
69-80%	C		
55-68%	D		
49-54%	E		
41-48%	F		
35-40%	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-95%	A		
81-91%	B		
69-80%	C		
55-68%	D		
49-54%	E		
41-48%	F		
35-40%	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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