

gth



Former Nightclub and Bar

## FOR SALE

48 East Street, Taunton, Somerset

TA1 3NA

- Prominent double fronted building in town centre location.
- Currently laid out as an open plan bar and nightclub with flat above.
- Suitable for various uses subject to planning.
- Nightclub and bar areas of 2,376 sq ft and a two bedroom flat of 980 sq ft.

Freehold. Guide Price £375,000

## Location

The property is located on the southern side of East Street within Taunton's town centre. East Street is one of the main thoroughfares in town centre which houses an abundance of retail and leisure establishments.

Occupiers nearby include Primark, Argos, Sainsburys, Subway, Costa Coffee, Wetherspoons and Sports Direct.

Taunton, the county town of Somerset and its principal administrative centre, has a primary retail catchment population of 338,000 and district population of 110,200.

## Description

A prominent Grade II\* Listed double fronted building within the town centre.

The property is currently configured as a nightclub and bar with a separately and internally access two bedroom flat above.

The ground floor comprises an open plan seating, bar, dance floor, wash area, stores and cellar with a disable WC to the rear. The first floor contains the ladies and gentlemen's WC blocks, coms room and two bedroom flat.

The premises benefits from mains electric (3 phase), gas, water and drainage.

## Floor Areas

Net internal floor areas of the commercial elements are as follows:-

Ground Floor	214.32 sq m	2,307 sq ft
First Floor	6.40 sq m	69 sq ft
<b>Total</b>	<b>220.72 sq m</b>	<b>2,376 sq ft</b>

The flat has a gross internal area of 91.08 sq m / 980 sq ft.

## Business Rates

The valuation office website shows the premises to have a current rateable value of £37,000 pa.

## Energy Performance Certificate

An EPC is not required due to the building being Grade II\* Listed.

## Terms

The property is available freehold at a guide price of £375,000.

## VAT

We are advised the property is not registered for VAT, therefore VAT will not be payable on the purchase price.

## Viewing

Strictly by appointment with sole agents:-

Joseph Hughes

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

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### Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.