

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background. The background image shows a three-story white brick building on East Street, Taunton, Somerset. The ground floor features a 'TRADITIONAL TURKISH BARBERS' shop, a 'THE MOVE SHOP' with a blue sign, and a 'RUBY NAILS' shop. A street sign for 'EAST STREET' is visible above the shops. A satellite dish is mounted on the side of the building. The text 'Mixed Use Building' is overlaid in white on a green bar at the bottom left of the image.

Mixed Use Building

## For Sale

41 & 41A East Street, Taunton, Somerset, TA1 3LS

- Prominent location fronting busy thoroughfare.
- Lock-up shop of 150 sq ft.
- Separately accessed two bed maisonette.
- Mixed use building with vacant possession.

Offers in Excess of £110,000

## Location

The premises are prominently located on the north side of East Street, a busy thoroughfare into Taunton's town centre and a popular retail frontage.

Taunton is the county town of Somerset with a resident population of 65,000 and a catchment population of 350,000 and is the county's principle shopping and administrative centre.

Taunton is strategically located within half a mile of Junction 25 of the M5 motorway, midway between Bristol and Exeter.

## Description

The property comprises a small retail unit with a WC to the rear and a separately accessed two bedroomed maisonette at first and second floor levels. The maisonette has a bedroom, a living room and a kitchen on the first floor and a further bedroom and bathroom on the second floor.

## Floor Areas

### Shop (NIA)

Ground Floor 13.94 sq m. / 150 sq ft.

### Maisonette (GIA)

1st & 2nd Floors 61.48 sq m. / 662 sq ft.

**Total: 75.42 sq m. / 812 sq ft.**

## Energy Performance Certificate

The ground floor shop has an energy asset rating of D85 and the maisonette has an Asset Rating of E41. Full copies of the EPC's are available upon request.

## Sale Price

The property is available for sale freehold with vacant possession. Offers in excess of £110,000.

## 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:-

Duncan Brown & Zack Dennington

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

Email: [duncan.brown@gth.net](mailto:duncan.brown@gth.net) /

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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.