

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background.

Mixed Use Investment

FOR SALE

6 Eastover, Bridgwater

Somerset, TA6 5AB

- A well located mixed use freehold investment.
- Commercial areas are producing an income of £8,400 per annum.
- The top floor residential flat is let via an AST for £6,180 per annum.
- Middle flat is sold off on a long leasehold basis.
- Commercial floor areas total 1,069 sq ft.

Freehold Guide Price: £200,000

Location

The property is located within the popular secondary retail location of Eastover, which is within Bridgwater's town centre.

Bridgwater, with a population of 41,000, is a market town located 9 miles north east of Taunton and 40 miles south of Bristol. The town benefits from access to both Junctions 23 and 24 of the M5 motorway and has attracted substantial residential and commercial development in recent years, with Hinkley Point C creating further opportunities in both sectors.

Description

A mixed use, mid-terraced building consisting of commercial premises at ground and basement levels with two separately accessed residential apartments on the first and second floor. The first floor apartment has been sold off on a long lease.

The commercial area is currently trading as a barber and nail shop which provides an open plan sales area, kitchenette and WC facilities at ground floor level. There is also an ancillary storage area in the basement.

The second floor apartment is currently let via an Assured Shorthold Tenancy and provides a kitchen, living room, bathroom, single bedroom and double bedroom.

Floor Areas

Having measured, we calculate the net internal areas to be as follows:-

Ground Floor

Sales	55.03 sq m	593 sq ft
Kitchen	0.7 sq m	8 sq ft
Subtotal	55.73 sq m	601 sq ft

Basement

Store	43.43 sq m	468 sq ft
Subtotal	43.43 sq m	468 sq ft

Total	55.73 sq m	1,069 sq ft
--------------	-------------------	--------------------

Second Floor Apartment

Gross Internal Area	44.20 sq m	476 sq ft
Total	44.20 sq m	476 sq ft

Business Rates / Council Tax

We are advised by the Valuation Office that the premises' current rateable value is £14,750 pa.

We are advised the second floor apartment is in council tax band A.

Energy Performance Certificate

The shop has a energy performance rating of 'C70'.

The second floor flat has an energy performance rating of 'E39'.

Terms

The property is available freehold at a guide price of £200,000 subject to the leases and the Assured Shorthold Tenancy agreement in place.

On the current income, this reflects a 7.13% net initial yield at the purchase price.

Tenancies

The commercial area is let to a private individual on a 3 year effective FRI lease by way of a service charge at a rent of £8,400.00 per annum.

6a was sold off on a long leasehold basis for a term of 99 years from 25th December 1988.

6b is let under an Assured Shorthold Tenancy at a rent of £515.00pcm, i.e. £6,180.00 per annum.

VAT

We have been advised the premises are not currently registered for VAT and therefore VAT will not be payable on the sale price.

Legal Costs

Each party is to bear their own legal and professional costs.

Viewing

Strictly by appointment with sole agents:-

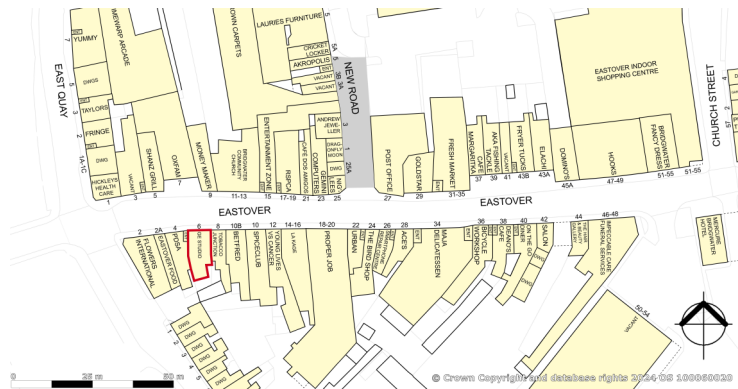
Joseph Hughes / Zack Dennington

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

Telephone: 01823 334455

Email: Joseph.hughes@gth.net / Zack.dennington@gth.net



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.