

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.A photograph of a two-story green wooden building with a dark roof. The ground floor features a white door with a glass panel, a window with a white frame, and an open brown door. A wooden staircase with a metal railing leads to the upper floor. The building is surrounded by a paved area with some debris and a brick wall on the left.

Workshops, Retail and Stores

FOR SALE

6a Alma Street, Taunton,

Somerset, TA1 3AH

- An unusual mix of retail, workshop and stores spread over two floors.
- Suitable for other uses subject to planning.
- Located within Taunton's town centre.
- Total floor area of 2,836 sq ft to include sales, workshop, stores and restricted first floor stores.

Freehold. Guide Price £135,000

Location

The property is located on the southern side of Alma Street only 0.5 miles from Taunton's main retail district. Alma Street is predominantly a residential area.

Taunton, the county town of Somerset and its principal administrative centre, has a primary retail catchment population of 338,000 and district population of 157,400.

Description

The property is accessed off Alma Street via an archway between two residential properties.

A large proportion of the property is of timber frame construction with timber cladding, with the rest being of brick and rubble stone construction. The ground floor consists of a shop, stores and workshop with the first floor housing another workshop and restricted stores.

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

Floor Areas

Internal floor areas of the commercial elements are as follows:-

GF Shop	11.64 sq m	125 sq ft
GF Store	38.61 sq m	416 sq ft
GF Workshop	55.42 sq m	596 sq ft
FF Workshop	56.46 sq m	608 sq ft
FF Stores (restricted)	77.27 sq m	832 sq ft
Total	263.50 sq m	2,836 sq ft

Business Rates & Council Tax

The valuation office website shows the premises to have a current rateable value of £8,600 per annum.

Energy Performance Certificate

The property has an energy assessment rating of D(76).

Terms

The property is available freehold at a guide price of £135,000.

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:-

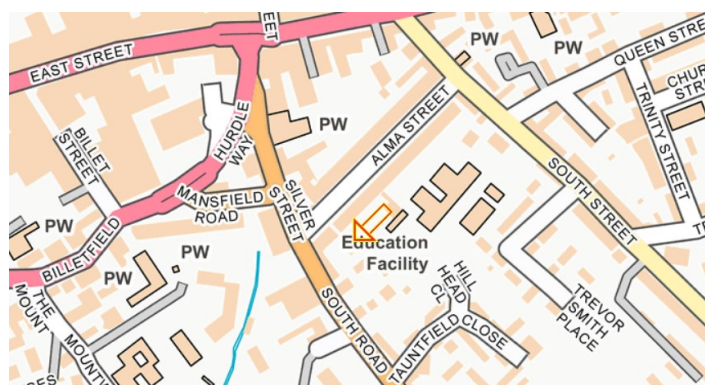
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Important Notice

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.