

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

Launderette & Flat For Sale

## For Sale

35A East Reach, Taunton, Somerset, TA1 3ES

- Prominent location fronting busy thoroughfare.
- Fully fitted shop traded as a Launderette for many years.
- Ground floor totalling 617 sq ft. inc. sales, office & store.
- Independently accessed two bedroomed maisonette on first and second floors.
- Available with all fixtures and fittings to include goodwill.

Freehold. Guide Price £215,000

## Location

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

The Esso garage and Tesco Express with customer parking are two doors down and there is free on-street parking along East Reach.

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 ground floor launderette and both separately and integrally accessed two bedroomed maisonette on the first and second floors.

The launderette, which has recently been upgraded, to include new machines and wiring, is arranged as a sales area to the front with an office, a WC and large store to the rear.

The maisonette comprises a living room, a bedroom, a bathroom and a kitchen on the first floor with a further bedroom and walk in storage cupboard at second floor level. The maisonette benefits from gas fired central heating and double glazing to the rear windows.

There is a good sized garden to the rear and parking in the street to the front.

## Floor Areas

### Launderette (NIA)

Sales	29.72 sq m. / 319 sq ft.
Office	11.11 sq m. / 120 sq ft.
Store	<u>16.05 sq m. / 178 sq ft.</u>
<b>Total:</b>	<b>57.23 sq m. / 617 sq ft.</b>

### Maisonette (GIA)

Second Floors	30.06 sq m. / 324 sq ft.
First Floor	<u>58.67 sq m. / 632 sq ft.</u>
<b>Total:</b>	<b>88.73 sq m. / 956 sq ft.</b>

## Services

Mains water, electricity, foul drainage and gas are connected.

## Planning

The ground floor has Sui Generis planning consent to be used as a launderette.

## Business Rates

The valuation office website shows the ground floor to have a current rateable value of £4,950 per annum.

Small business rates relief of up to 100% is available for certain occupiers where rateable values are less than £15,000 pa.

The maisonette is within Council Tax Band 'A', the current tax payable for the year 2023/2024 being '£1,306'.

## Energy Performance Certificate

The premises have an Asset Rating of D'77'. A full copy of the EPC is available upon request.

## Sale Price

The property is available for sale freehold to include all fixtures, fittings and goodwill at a guide price of £215,000.

This successful business has been trading as a launderette for many years and this is a retirement sale. Copies of accounts are available upon request.

## VAT

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

## Viewing

Strictly by appointment with sole agents:-

Zack Dennington & Joseph Hughes

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

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