

gth

Antiques Saleroom

OCTAGON
CHAPEL



Saleroom & Former Chapel For Sale

The Octagon, 113A East Reach, Taunton, TA1 3EP

Key Facts

- Prominent accessible location fronting busy thoroughfare.
- Sizeable versatile building suitable for a number of uses.
- Currently an auction saleroom, formerly a Chapel/Church. Possible restaurant, bar, clinic, fitness studio/gym, crèche, nursery, day centre, community use or re-development opportunity.
- Total 3,574 sq ft. inc saleroom, offices, stores and galleried seating.
- Yards to front and rear suitable for parking 17 vehicles.
- Available freehold with vacant possession. Guide price £300,000

Location

The premises are prominently located on the south side of East Reach, a busy thoroughfare into Taunton's town centre and a popular retail frontage benefitting from a large residential catchment area.

An Esso garage and Tesco Express with customer parking is opposite and there is further free on street parking fronting East Reach which houses a variety of commercial businesses.

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

A detached single storey property built in the 1960's comprising a large Octagon shaped congregation hall formerly used as a Chapel off which is a good sized further area used for seating and more recently antique sales. Ancillary accommodation includes a reception area and office, two further offices, a good sized store with roller shutter rear access, a disabled and separate WC, a kitchen and boiler room.

The premises benefit from security fencing and gates to the front and good sized yards to the front and rear suitable for parking up to 17 vehicles.





Planning

The premises are currently used as an auction saleroom which is a Sui Generis use. Planning consent will be required for a change of use. However, from our enquiries we understand the following uses should be considered acceptable to West Somerset and Taunton Deane Borough Council:-

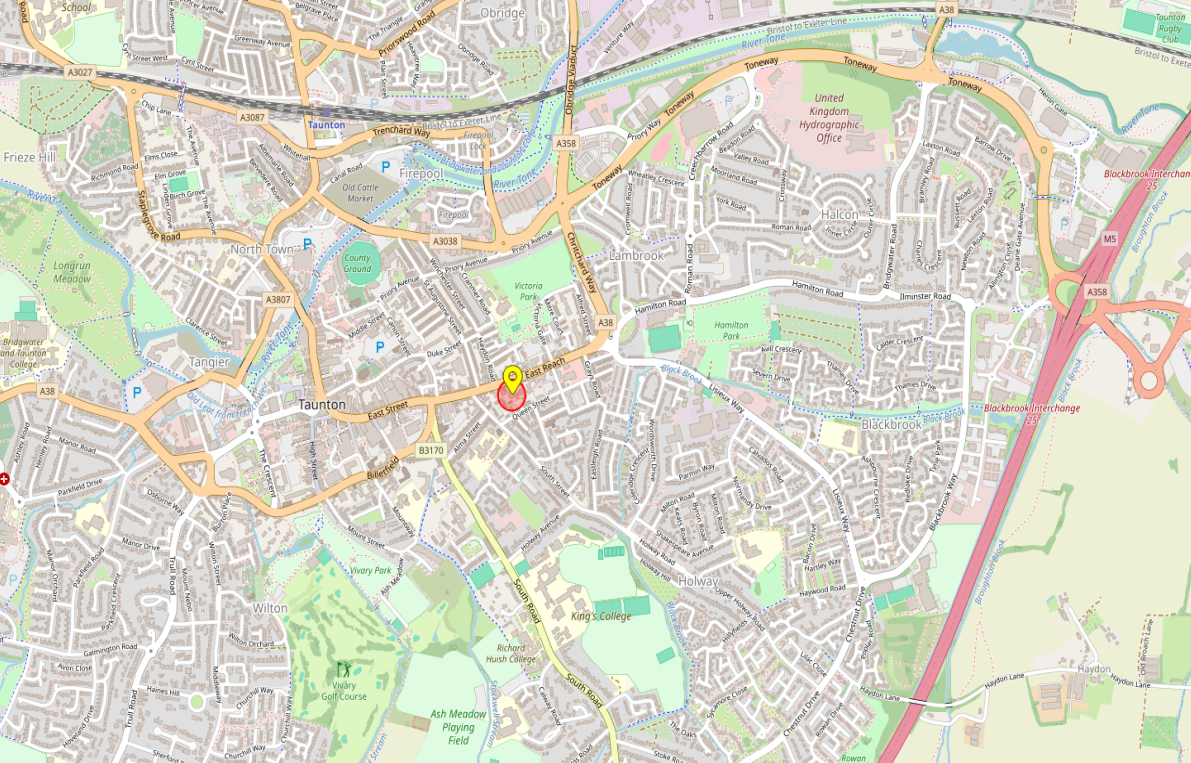
- Chapel or Place of Worship (it's former use)
- Community Hall or Meeting Place
- Gym, Indoor Recreation or Fitness Studio
- Concert or Dance Hall
- Education, Training Centre or Exhibition Hall
- Health Centre or Clinic
- Crèche, Nursery or Day Centre
- Retail Sales
- Financial & Professional Services
- Café, Restaurant or Bar

Floor Areas

Salerooms/Former Chapel	208.48 sq m. / 2,244 sq ft.
Offices	53.23 sq m. / 573 sq ft.
Stores	38.18 sq m. / 411 sq ft.
Galleried Seating	<u>32.14 sq m. / 346 sq ft.</u>
Total:	332.03 sq m. / 3,574 sq ft.

Services

Mains water, electricity, foul drainage and gas are connected. The building has gas fired heating with a combination of radiators and convector heaters.



Business Rates

The current rateable value is £24,500 per annum.

The April 2023 to April 2024 Standard Multiplier is 51.2 pence in the pound.

Energy Performance Certificate

The premises have an energy Asset Rating of 'F141'. A full copy of the EPC is available upon request.

Price

The property is available for sale freehold with vacant possession at a guide price of £300,000.

VAT

The premises are not registered for VAT therefore VAT will not be payable on the purchase price.

Ownership

The premises are currently owned by the Partners of Greenslade Taylor Hunt who are also the selling agents.

Viewing

Strictly by appointment by sole agents:

Duncan Brown

Joseph Hughes

Zack Dennington

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