

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

Business Premises

## For Sale/To Let

101 Winchester Street, Taunton, Somerset, TA1 1QE

- Prominent location off Priory Bridge Road, one of Taunton's busiest arterial routes.
- Suitable for Class E uses including light industrial, office, storage, trade counter, clinic and gym.
- 1,640 sq ft. inc. WC and office.

Available For Sale Freehold at £180,000 or To Let at £12,500 pa



## Location

The premises are located at the northern end of Winchester Street close to and visible from its junction with Priory Bridge Road, one of Taunton's principle arterial routes and provides convenient access to junction 25 of the M5 motorway within a few minutes' drive. The mainline train station is a short walk away.

Other commercial premises fronting Priory Bridge Road include retail, showroom, trade counter, office and industrial uses.

Taunton, Somerset's county town and principle administrative centre has a resident population of 65,000 and a catchment population of approximately 335,000 within a thirty minute drive time.

## Description

The premises comprises a single storey predominately open plan building with a WC, waiting area and good sized office to the front.

## Floor Areas

GIA 52.37 sq m. / 1,640 sq ft.

## Utilities

Mains Electricity, water and drainage are connected.

## Energy Performance Certificate

The current Asset Rating is 'D84'. A full copy of the Energy Performance Certificate is available upon request.

## Terms

**For Sale**—The premises are available for sale freehold with vacant possession at a guide price of £180,000.

**To Let**—A new lease for a term by arrangement is available at a guide rent of £12,500 pa.

N/B The premises are not suitable for motor vehicle repairs.

## Business Rates

The Valuation Office website shows a rateable value of these premises of £10,500 per annum.

Small business rates relief is available to premises with a rateable value under £15,000 per annum, and interested parties should make their own enquiries.

## 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.