

gth

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Cottage Cleaners



HOLYROOD STREET, CHARD, SOMERSET

Unit 12 Holyrood Street Chard, Somerset TA20 2AH

For Sale by Public Auction Tuesday 18th June 2024 at
The Shrubbery Hotel, Ilminster at 2pm.

A 3 storey building suitable for a variety of uses (Subject to
planning and the necessary consents) and occupying a
prominent town centre location. EPC to follow

Freehold Auction Guide Price
£50,000

DESCRIPTION

A rare opportunity to purchase a 3 storey commercial building in the busy market town of Chard. The building has been used as a store room for a now defunct hardware store which was located a few doors down on the same street. The building has been in the same family for multiple generations and retirement has now forced the sale. The property offers a variety of potential uses including office, storage and residential (Subject to planning and the necessary consents). The building is now in need of upgrading and modernisation to benefit its next use but offers plenty of potential.

TERMS -The property is available freehold at a guide price of £50,000 with vacant possession.

TENANCY DETAILS— No tenancy agreements in place.

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

SITUATION

The property is very conveniently located in the town centre and within easy walking distance of all amenities. Chard is well served with a choice of major supermarkets, smaller retailers, educational and leisure facilities whilst the County Town of Taunton is just 14 miles to the North. The World Heritage Jurassic Coast is a similar distance to the South at Lyme Regis.



The town is expanding with a resident population of 13,000 located on the A358 and A30.

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SERVICES— Mains electricity (not currently connected)

DIRECTIONS

From our offices in the High Street proceed down Holyrood Street and the property will be found on the left hand side.

FLOOR AREAS

We calculate the gross internal floor areas to be approximately:

Ground Floor	40 sq m	430 sq ft
First Floor	26.2 sq m	282sq ft
Second Floor	17.5 sq m	189sq ft
Total	83.7 sq m	901 sq ft

METHOD OF SALE

The property will be offered for sale by public auction and online livestream auction on Thursday 18th June at 2pm at the Shrubbery Hotel, Ilminster, TA19 9AR.

[https://www.gth.net/properties/sales/auction-date-2024-06-18-auction=auction_room_livestream_20240618#/
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[Click here to access online auction page](#)

UNIT 12 HOLYROOD STREET



It is possible the property may be sold prior to the action date therefore it is advisable for interested parties to register their interest with the Agents and it is their responsibility to check with the Agents whether the property will still be offered on the auction date.

AUCTION PACK

The Auction Pack, containing the contract and special conditions of sale, should be obtained online.

Future auctions held by Greenslade Taylor Hunt Online (eigroup.co.uk)

These documents will not be read at the time of sale and all prospective purchasers will be deemed to have bid for the property in full knowledge of their contents and shall not raise any requisition or objection whatsoever hereafter.

BUYER ADMINISTRATION FEE

The successful purchaser(s) will be liable to pay a Buyer's Administration Fee based upon the eventual sale price to the selling Agents. Further details are available from the selling agent.

BIDDER REGISTRATION

All potential bidders are required to register their details with Greenslade Taylor Hunt prior to the commencement of the auction by completing the Online Bidder Registration. Those attending the auction room in person can register on the day.

For details on how to register please click on the link:

[Auctions](#) | [Auction Room with Livestream](#) | [GTH](#)

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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Viewing

Strictly by appointment with the agents

Greenslade Taylor Hunt.

1 High Street, Chard,

Somerset, TA20 1QF

Email: residential.chard@gth.net

Tel: 01460 238382 | Ref: CHA240124

