

gth



Commercial Premises

**FOR SALE**

**Isle Valley Vets, Hyde Lane, Creech St. Michael**

**Taunton, Somerset, TA3 5DP**

- Former veterinary practice located in Creech St Michael.
- Small rear yard with off street parking.
- Net internal area of approximately 1,297 sq ft.
- Suitable for residential conversion, subject to the necessary consents.
- Grade II Listed.

**Guide price: £140,000**

## Location

Creech St. Michael, which has a resident population of just under 3,000 and a sizeable catchment population being close to the county town of Taunton, benefits from various local amenities. The A358, which links to junction 25 of the M5 motorway, is a mile to the south, whilst the A303 (London to Penzance trunk road) is 8 miles to the east and Taunton's town centre is within a few minutes' drive.

## Description

A semi-detached building of rendered brick and stone construction under a pitched roof benefitting from a large display window to the front. There are several access points from the front, side and rear as well as a small rear yard with the driveway doubling up as two parking spaces.

The property is spread over two floors with the ground floor formerly used as a veterinary practice, comprised of sales, office and store areas with kitchen and WC facilities. The internally accessed first floor provides further store accommodation.

The premises are Grade II Listed.

## Floor Areas

### Ground Floor

Office	64.94 sq m	699 sq ft
Kitchen	17.01 sq m	184 sq ft
Stores	<u>5.06 sq m</u>	<u>55 sq ft</u>
Subtotal	87.01 sq m	938 sq ft

### First Floor

Stores	<u>33.35 sq m</u>	<u>359 sq ft</u>
<b>Total</b>	<b>120.36 sq m</b>	<b>1,297 sq ft</b>

## Business Rates

We are advised by the Valuation Office that the premises' current rateable value is £9,800 pa.

Small Business relief of up to 100% is available to some occupiers with rateable values less than £15,000 pa.

## Sale Price

The freehold is for sale at a guide price of £140,000.

## VAT

We have been advised VAT will not be payable on the purchase price.

## Services

Mains electricity, water and drainage.

## Legal Costs

Each party is to bear their own legal and professional costs.

## Energy Performance Certificate

The property has a energy performance rating of E113. A full copy of the EPC is available upon request.

## Viewing

Strictly by appointment with sole agents:-

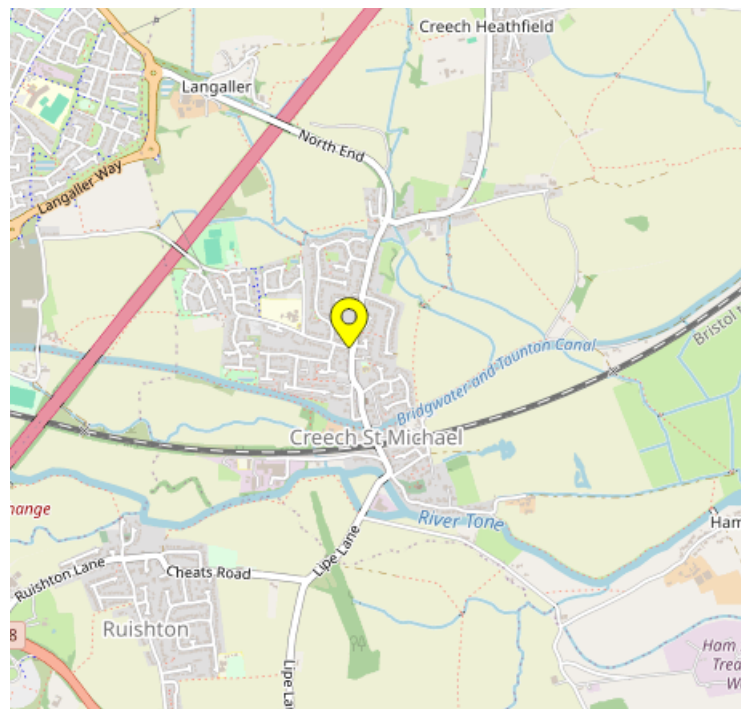
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## Important Notice

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.