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Isle Valley Vets, Hyde Lane, Creech St. Michael

Isle Valley Vets, Hyde Lane, Creech St. Michael, Taunton, Somerset, TA3 5DP

Former veterinary practice for sale with vacant possession.

For Sale by Public Auction on
Tuesday 16th July at 2pm.

Auction Guide: £75,000

SITUATION

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 Grade II listed, 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.

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.

FIXTURES AND FITTINGS

All fixtures and fittings, unless specifically referred to within these sale particulars are otherwise expressly excluded from the sale.



TENURE

The freehold is available for sale with vacant possession.

RIGHTS OF WAY, EASEMENTS, WAYLEAVE ETC

We are not aware of any rights of way over the land and the property is sold as far as required by the vendor and will be conveyed subject to all rights of way, easements and way leaves of telegraphs poles, drains and wires, electric pylons and cables, water and gas pipes at present erected on and passing over or under the property and subject to the agreements affecting the same (if any).

VAT

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

SERVICES

Mains electricity, water and drainage.

FLOOR AREAS

The approximate net internal areas of the shops and are as follows:-

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>
Total	120.36 sq m	1,297 sq ft

EPC

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

METHOD OF SALE

The property will be offered for sale by public auction and online livestream auction on Tuesday 16th July 2024 at 2pm at the Batch County House, Weston-super-Mare, BS24 0EX.

<https://bit.ly/PropertyAuctionsGTH>

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.

BUYERS ADMINISTRATION FEE

The successful purchaser(s) of each lot 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 agents.

AUCTION PACK

The Auction Pack, containing the contract and special conditions of sale, should be obtained online at [Future auctions held by Greenslade Taylor Hunt Online \(eigroup.co.uk\)](https://www.futureauctions.com)

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 thereafter.

BIDDER REGISTRATION

All potential online, telephone & proxy bidders are required to register their details with Greenslade Taylor Hunt prior to the commencement of the auction by completing the Online Bidder Registration.

<https://bit.ly/PropertyAuctionsGTH>

Those attending the auction room to bid in person will complete bidder registration on arrival to the auction room. All in room bidders must provide 2 forms of Identification in order to register.

VIEWING

Strictly by appointment with sole agents:-

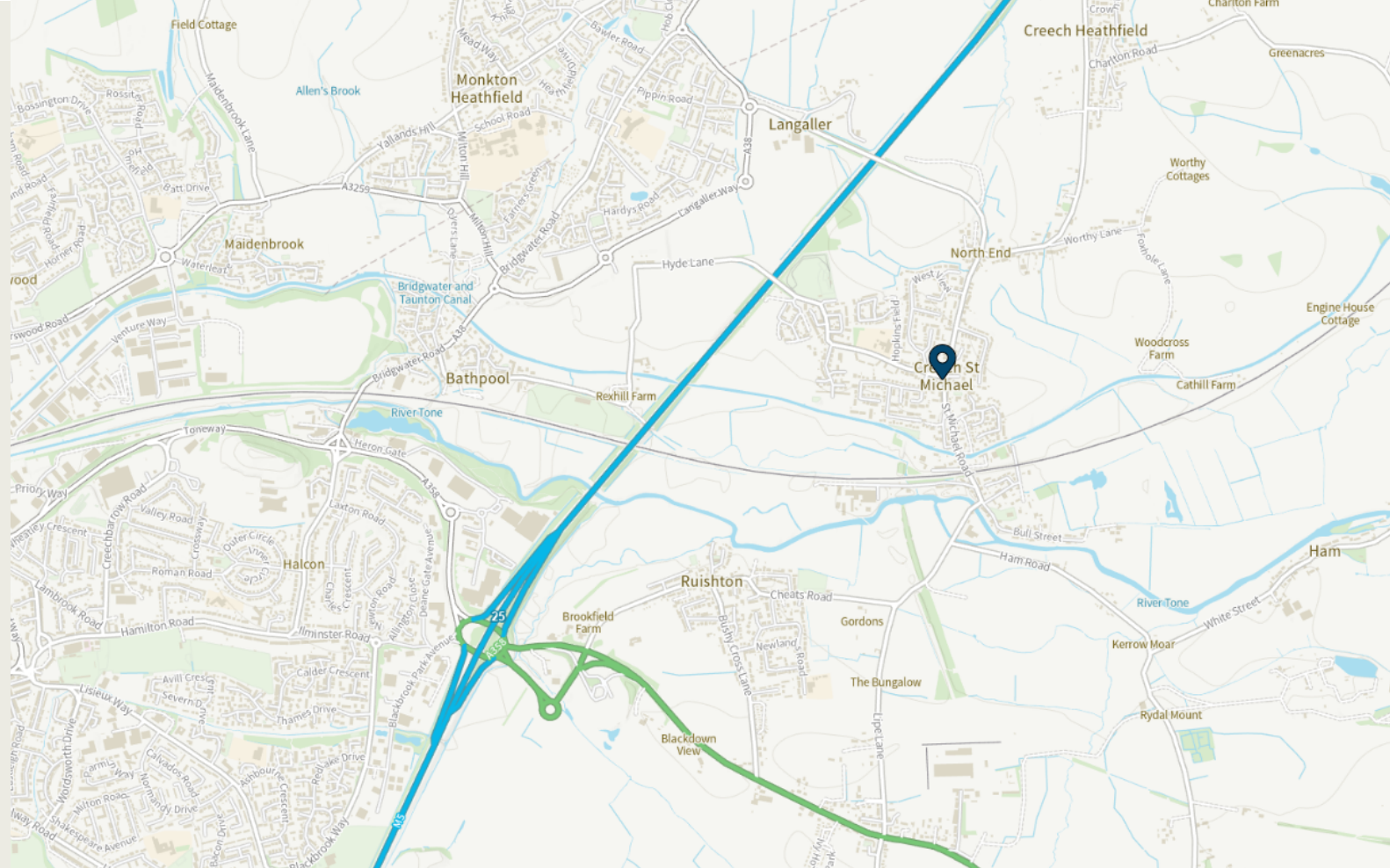
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CONSUMER PROTECTION REGULATIONS

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.

Guide Price: An indication of the seller's current minimum price at auction. The guide price of range or guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

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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Note:- Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.



VETERINARY SURGERY

HYDE LANE TA.3

CID