

gth



Mixed Use Investment / Development Opportunity

14 West Street & 2-5 Half Moon Car Park, Somerton, Somerset TA11 6QQ

FOR SALE

Commercial Investment/Development Freehold For Sale

14 West Street & 2-5 Half Moon Car
Park, Somerton, Somerset, TA11 6QQ

Guide Price: £650,000

- Attractive mixed use investment opportunity with development potential
- Well located within the popular market town of Somerton
- Currently producing £47,400 annual gross rental income
- Management opportunities to increase rental income
- Available as a whole or as two separate lots



14 West Street



14 West Street - Internal

Location

The historic town of Somerton offers a fine level of amenities with numerous independent retailers and a selection of cafes, coffee shops and public houses together with a recently opened delicatessen. The town offers a bank, library, doctor and dentist surgeries, and primary schools. Secondary schooling is offered at nearby Huish Episcopi whilst there are sixth form collages in both Yeovil and Street, also the home of Millfield School and Clarks Village. Mainline train stations are offered in nearby Castle Cary (Paddington line) and Yeovil (Waterloo line) whilst road communications are well catered for via the A303.

Description

14 West Street and 2- 5 Half-Moon Car Park are located on the western outskirts of Somerton's town centre.

The property is situated adjoining a public car park and comprises 4 retail properties, one office unit, 2 self contained two bedroom flats together with a small yard and car parking area and additional expansion land with possible development potential subject to planning.

14 West Street – open plan ground floor retail accommodation with first floor offices / stores ad kitchen and WC facility

Unit 2 Half Moon Car Park - two storey office / retail unit with open plan ground floor accommodation and first floor office, kitchen and WC facility.

Unit 3 Half Moon Car Park – ground floor open plan retail unit with offices and storage rooms and WC facility at first floor.

Unit 4 Half Moon Car Park – Ground Floor open plan retail unit with self contained two bedroom flat above

Unit 5 Half Moon Car Park – Ground Floor retail unit occupied as a fast food takeaway outlet with self contained two bedroom flat above

Expansion Land – strip of grass land extending to 0.06 acres, considered to have some development potential subject to planning.



Unit 2



Unit 3



© 2022 Microsoft Corporation



Unit 4



Unit 4 Ground Floor

Accommodation & Rental

Unit	Use	Size SQM	Size Sq Ft	Tenancy & Rental Details
1 West Street	Ground Retail 1 st Ancillary	49.23 38.55	530 415	Let to RSPCA on lease to 2035 with tenant break clauses 2025 & 2030 at £11,500 p.a. exclusive
Unit 2 Half Moon Car Park	Ground Office/ Retail 1 st Ancillary	21.67 17.65	230 190	Vacant
Unit 3 Half Moon Car Park	Ground Retail 1 st Ancillary	31.30 15.88	337 171	Let to Natasha Austin on lease until 2026 tenant break clause 2023 at a passing rent of £9,000 p.a. exclusive annum
Unit 4 Half Moon Car Park	Ground Retail	53.41	575	Let to D.Middleton overholding on a lease expired May 2022 at a passing rent of £8,400 p.a. exclusive
Flat Unit 4 Half Moon Car Park	2 bedroom, living room kitchen and bathroom	53.41	575	Let on an AST @ £500 p.c.m. £6,000 p.a.
Unit 5 Half Moon Car Park	Ground Floor	62.70	675	Tenant Mr A.Sen – let under a lease expiring 31 st May 2026 at a passing rent of £12,500 p.a,
Flat Unit 5 Half Moon Car Park	2 bedroom, living room, kitchen and bathroom	62.70	675	Let combined with Unit 5
Expansion Land	Potential Development Opportunity	0.0242 ha	0.06 acres	Vacant
				Currently producing £47,400 per annum exclusive



Unit 4 Flat - Reception Room



Unit 4 Flat - Kitchen



Unit 4 Flat - Bedroom One



Unit 4 Flat - Bathroom

Additional Information

Unit	EPC	Rateable Values 2017
14 West Street	C	£8,300
Unit 2 Half Moon Car Park	D	£3,900
Unit 3 Half Moon Car Park	E	£5,400
Unit 4 Half Moon Car Park	Ordered	£8,600
Flat Unit 4 Half Moon Car Park	Ordered	Council Tax Band A
Unit 5 Half Moon Car Park	Ordered	£8,600
Flat Unit 5 Half Moon Car Park	Ordered	Council Tax Band A
Expansion Land	N/A	N/A

Price

Our clients are seeking offers in the region of £650,000.

The property has not been elected for VAT and therefore VAT will not be payable on the purchase price.

Consideration will be given to selling the property in two lots (Lot 1 – 1 West Street and 2 & 3 Half Moon Car Park: Lot 2 – Units 4 & 5 Half Moon Car Park and Expansion Land)

Viewing

Strictly by appointment by sole agents:

Robert Clark

Greenslade Taylor Hunt, 22 Princes Street, Yeovil, Somerset, BA20 1EQ

Tel: 01935 423474

Email: robert.clark@gth.net

gth



Viewing

Strictly by appointment by sole agents:

Robert Clark

Greenslade Taylor Hunt

22 Princes Street

Yeovil, Somerset

BA20 1EQ

Tel: 01935 423474

Email: robert.clark@gth.net

