

The logo for gth, consisting of the lowercase letters 'gth' in a white, sans-serif font on a red rectangular background.

Mixed Use Part Let Property

FOR SALE

Former Aladdin's Cave, West Street

Somerton, TA11 6NB

- Vacant Ground Floor Retail Premises 93.82 sqm (960 sqft) suitable for a variety of uses and possible residential conversion subject to planning.
- First Floor two bedroom flat with roof terrace let at £7,800 per annum.
- Freehold for sale.

Guide price: £185,000

Location

Somerton is a vibrant village with numerous retail, public houses, cafés and other commercial uses. It has convenient road access to Taunton (18 miles) and Yeovil (12 miles), whilst the A303 is 5 miles to the south and provides easy access to the M3 and M5 motorways.

The property is located on the western outskirts of Somerton's town centre .

Description

The ground floor provides a good sized retail sales area incorporating a kitchen facility and a rear section providing a store and disabled WC facility and additional bathroom accommodation.

The first floor, accessed via its own ground floor self contained entrance comprises a two bedroom flat with large kitchen and reception areas, two bedrooms bathroom and roof terrace

Floor Areas

Ground Floor

Retail Area 93.82 sq m 960 sq ft

First Floor

Kitchen/Living Room 50.07 sq m 539 sq ft

Bed 1 16.54 sq m 178 sq ft

Bed 2 10.02 sq m 108 sq ft

Bathroom 4.18 sq m 45 sq ft

Business Rates

Rateable Value April 2023 : £9,300

Qualifying Businesses benefitting from Small Business Rates Relief will currently have no business rates to pay.
Council Tax Band A

Tenure

The property is being sold freehold with vacant possession of the ground floor and subject to an AST for the First Floor Flat currently let at £7,800 per annum

Sale Price

The property is available at a guide price of £185,000

VAT

The property is not opted for tax and VAT will not be charged on the purchase price

Legal Costs

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

Energy Performance Certificate

Ground Floor has a "C" EPC Rating

First Floor Flat has an "E" EPC Rating

Viewing

Strictly by appointment with sole agents:-

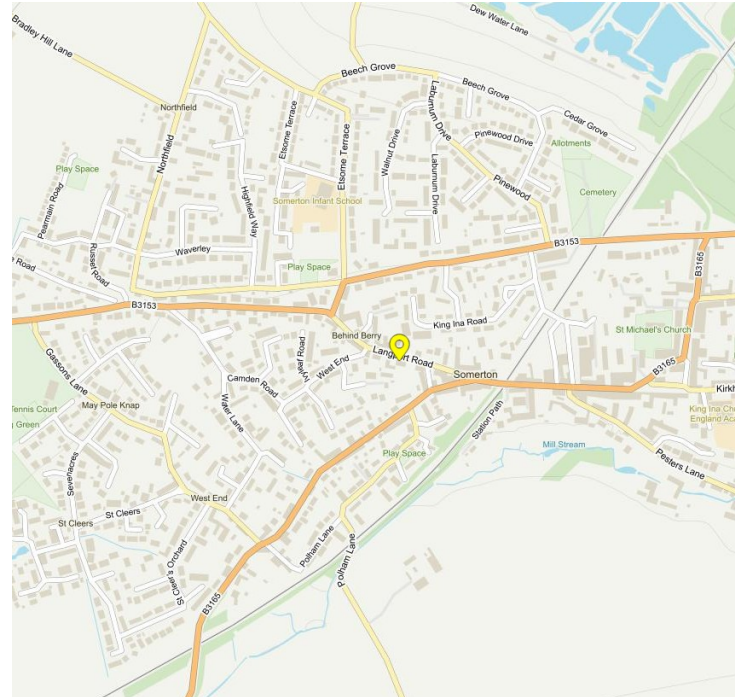
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Important Notice

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.

