



Town Centre Commercial Investment Property

FOR SALE

Triangle House, Pye Corner, Sutton Road, Somerton, TA11 6QJ

- Attractive Commercial Investment Property
- Ground Floor 48.90 sq m (526 sq ft), First Floor 33.10 sq m (356 sq ft)
- Attached rear garage/store of 13.30 sq m (143 sq ft)
- Producing rental income of £12,000 per annum

Sale Guide £160,000

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 in a busy retailing position.

Description

The property is arranged over ground and first floor levels. The ground floor provides a good sized retail sales area with a rear section (with rear access), and an attached garage beyond.

The first floor, accessed via stairs from the retail sales area, provides two open plan rooms used for storage purposes, with modern WC, shower and kitchenette facilities in the middle.

Accommodation

| | | | |
|--------------|--------|-------------------|--------------------|
| Ground Floor | Sales | 35.5 sq m | 383 sq ft |
| Ground Floor | Rear | 13.4 sq m | 144 sq ft |
| Ground Floor | Garage | 13.3 sq m | 143 sq ft |
| First Floor | | 33.1 sq m | 356 sq ft |
| Total | | 95.03 sq m | 1,026 sq ft |

Tenure

The property is let on an internal repairing and insuring lease for a term expiring June 2031.

The tenant has break options in June 2025 and every two years thereafter.

The passing rent is £12,000 per annum

The rent is subject to upward only review in June 2024 and every three years thereafter

Sale Guide

The Freehold interest subject to tenancy is available at a sale guide of £160,000

VAT

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

Business Rates

Rateable Value : £8,200

EPC

The property has a "C" EPC Rating, further details upon request

Viewing

Strictly by appointment with sole agents:-

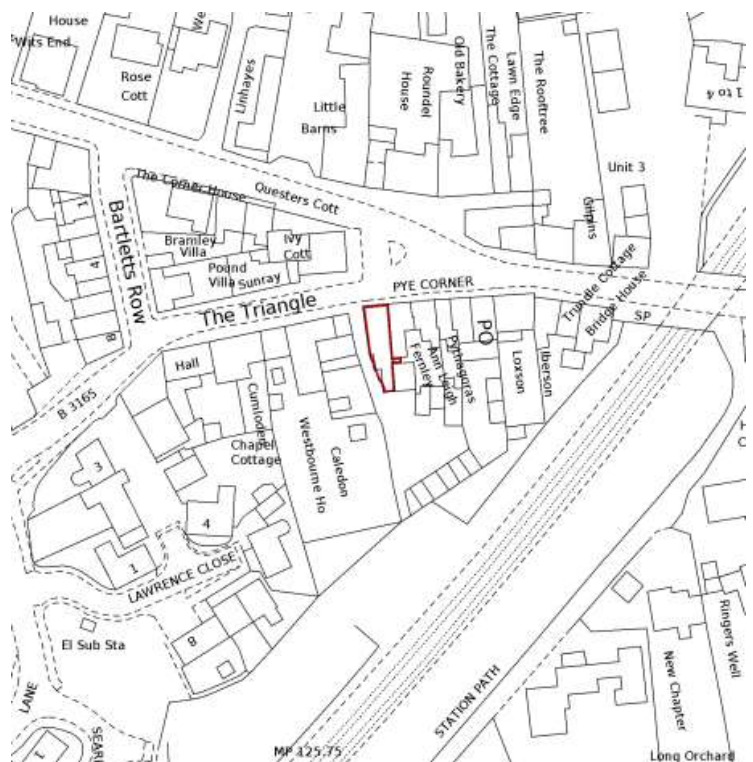
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Important Notice –

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.