



gth

INVESTMENT
OPPORTUNITY,
5 Flats &
Shop Premises
ALL ENQUIRIES
01935 423474
gth
FOR SALE

Mixed Use Freehold Investment Property

Ensor House, Bow Street, Langport, Somerset TA10 9PQ

FOR SALE

Mixed Use Investment Property Freehold For Sale

Ensor House, Bow Street, Langport,
Somerset, TA10 9PQ

Guide Price: £350,000

- Attractive mixed use investment opportunity
- Well located within the popular market town of Langport
- Total of 5 Flats, & Shop Premises
- 2 Flats and the ground floor retail units are vacant 3 Flats are let
- Currently producing £13,260 annual gross rental income
- Management / development opportunities to increase rental income to in excess of £45,000 per annum



Flat 1 - Kitchen



Flat 1 - Reception Room



Flat - Entrance Hall



Flat 2 - Kitchen

Location

The historic town of Langport offers a fine level of amenities with numerous independent retailers and a selection of cafes, coffee shops and public houses. The town offers a library, doctor and dentist surgeries, and primary, secondary schools and sixth form collage.

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

Ensor House is situated on Bow Street in Langport's town centre and is a Grade ii Listed three storey mixed use property. The property comprises 5 flats and ground floor shop premises and benefits from its own large rear car park accessed off the town's public car park.

Flat 1 — 1 bedroom, kitchen, bathroom and reception room currently let on an AST

Flat 2 — 1 bedroom, kitchen, bathroom and reception room currently vacant

Flat 3 — 1 bedroom, kitchen, bathroom and reception room let for many years to current tenant—no AST in place

Flat 4 — 1 bedroom, kitchen, bathroom and reception room currently vacant

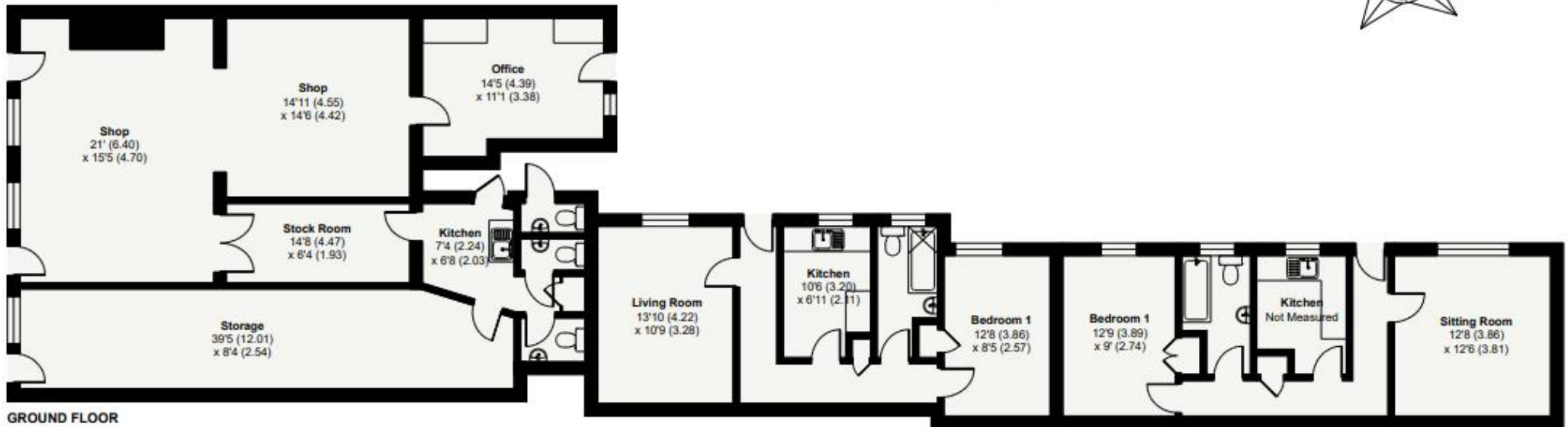
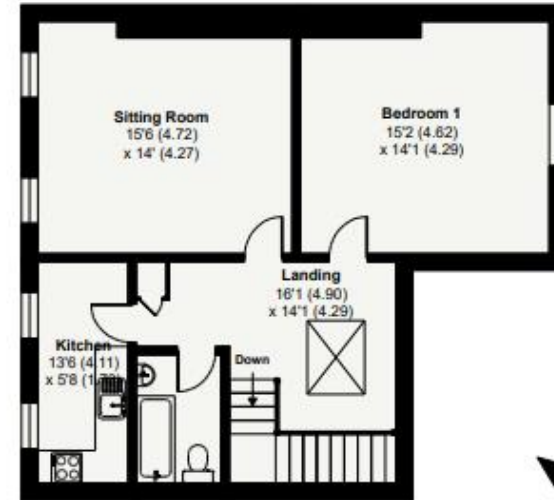
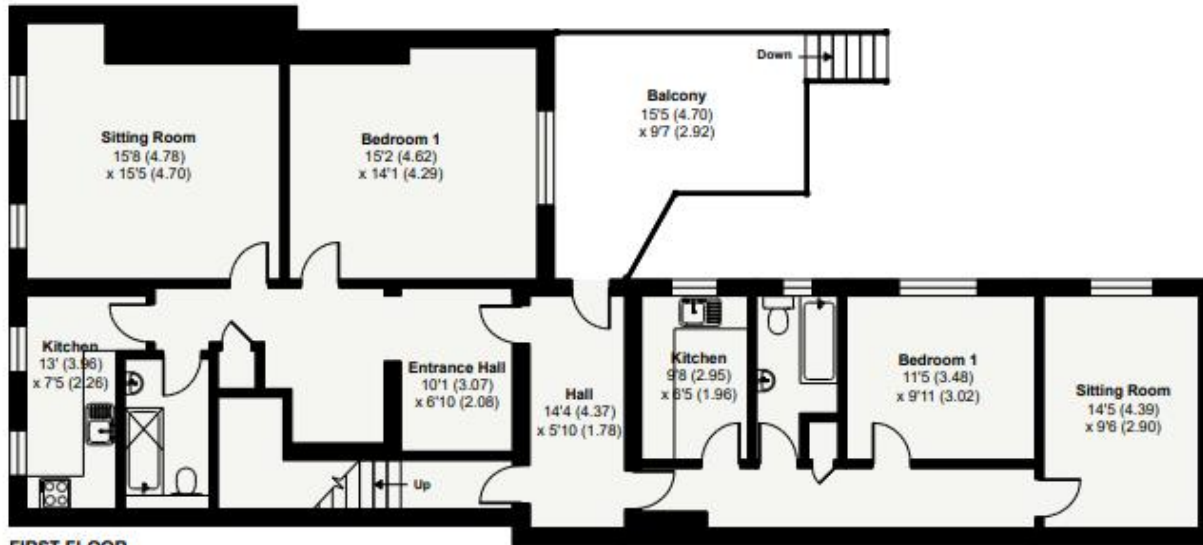
Flat 5 — 1 bedroom, kitchen, bathroom and reception room currently let on an AST

Shop— large vacant retail premises with potential for sub division into 2 commercial units or conversion

Ensor House, Bow Street, Langport, TA10 9PQ

Approximate Area = 4487 sq ft / 416.8 sq m

For identification only - Not to scale

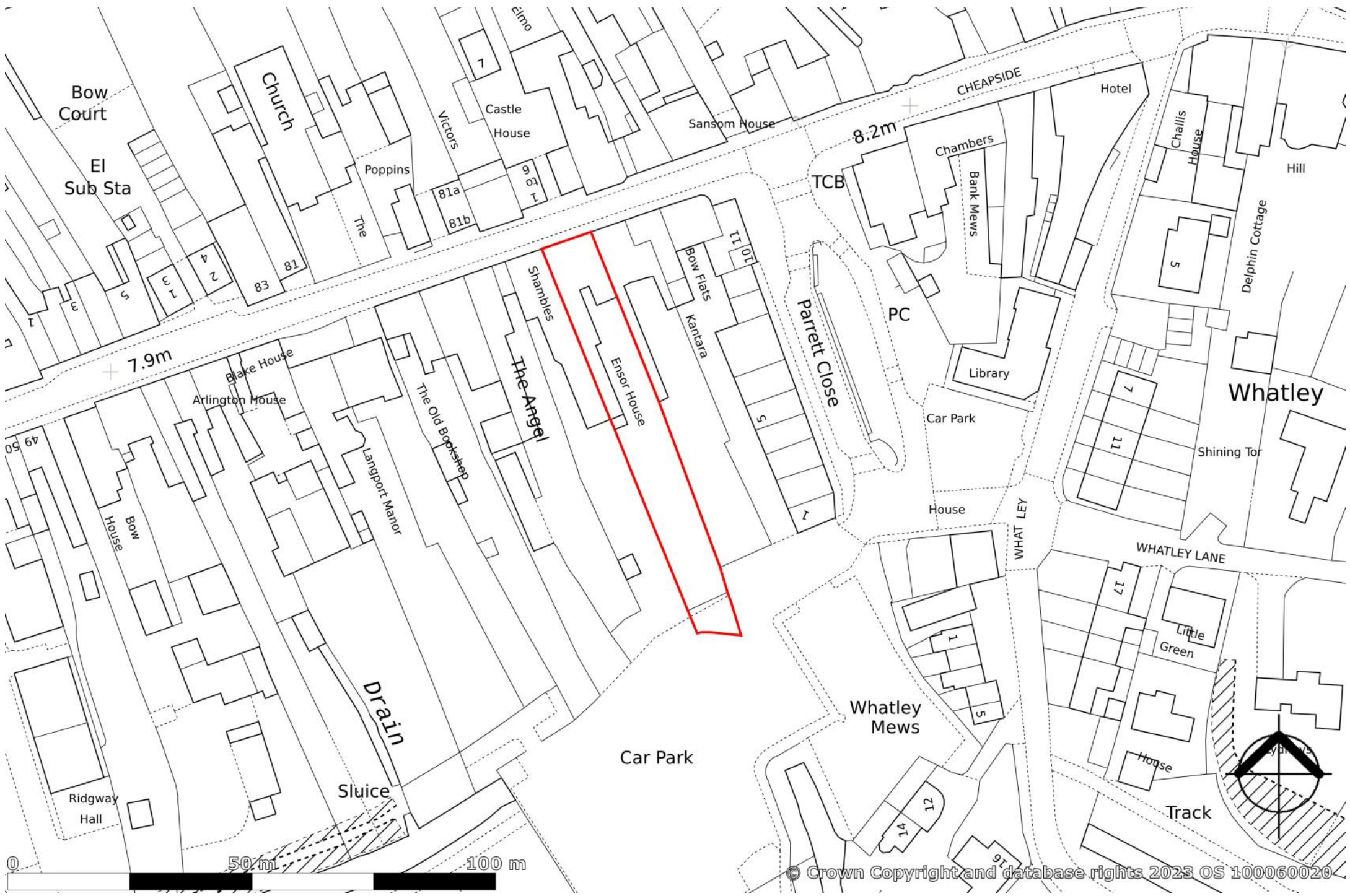


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Greenslade Taylor Hunt. REF: 1024108



Accommodation & Rental

Unit	Accommodation	Size SQM	Size Sq Ft	Details
Flat 1	First Floor Hall, 1 bedroom, living room kitchen and bathroom	71.34 G.I.A	768 G.I.A	Let on an AST—unmodernised Current Rent—£4,420 p.a. Estimated Rental Value post modernisation £7,800 p.a
Flat 2	Second Floor Hall, 1 bedroom, living room kitchen and bathroom	67.35 G.I.A.	725 G.I.A	Vacant—Energy Performance Works required and some upgrading works necessary Estimated Rental Value post modernisation £7,800 p.a
Flat 3	First Floor Flat Hall, 1 bedroom, living room kitchen and bathroom	43.38 G.I.A.	467 G.I.A	Long term tenant let on historic tenancy with no documentation available—current rent of £4,420 p.a.
Flat 4	Ground Floor 1 bedroom, living room kitchen and bathroom	44.59 G.I.A	480 G.I.A.	Vacant Some upgrading works required Estimated Rental Value £7,200 p.a.
Flat 5	Ground Floor 1 bedroom, living room dining room kitchen and bathroom	40.97 G.I.A.	441 G.I.A	Let on an AST—unmodernised Current Rent—£4,420 p.a. Estimated Rental Value post modernisation £7,200 p.a
Shop	Ground Floor Large retail sales area with ancillary office and storage accommodation	104 G.I.A	1,120 GIA	Vacant—potential for sub division to two units, possible residential conversion potential subject to planning Estimated Rental Value £8,000—£10,000 per annum
				Currently producing £13,260 per annum exclusive Potential to increase rental income to in excess of £45,000 per annum exclusive





Flat 2 - Bathroom



Flat 2 - Bedroom



Flat - 3 Reception Room



Flat 3 - Kitchen



Flat 2 - Reception Room



Flat 3 - Bathroom



Flat 3 - Bedroom

Additional Information

Unit	EPC	Rateable Values 2023/ Council Tax Bands
Flat 1	E	Council Tax Band A
Flat 2	F	Council Tax Band A
Flat 3	E	Council Tax Band A
Flat 4	E	Council Tax Band A
Flat 5	Ordered	Council Tax Band A
Shop	D & E	£10,500



Flat 4 - Kitchen



Flat 4 - Reception Room



Flat 4 - Bathroom



Flat 4 - Bedroom

Price

Our clients are seeking offers in the region of £350,000.

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

Viewing

Strictly by appointment by sole agents:

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

Tel: 01935 423474



Flat 5 - Reception Room



Flat 5 - Kitchen



Flat 5 - Bathroom



Rear Elevation & Car Park



Shop



Shop



Office