

gth



Retail Premises

FOR SALE / TO LET

The Old CO-OP, West Street
Somerton, Somerset, TA11 6NB

- Well located within the popular market town of Somerton.
- Available for sale with vacant possession or to rent.
- 1,013 sq ft approximate net internal area.
- Available now.

Guide price: £100,000
Guide Rent: 9,000 per annum

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 house together with a recently opened delicatessen. The town offers a bank, library, doctor and dentist surgeries, and primary and secondary schools.

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

A lock up shop with a large glazed, return frontage well located in the town of Somerton. The property provides sales accommodation to the front, whilst office, kitchen and WC facilities are found to the rear with further store accommodation located in the basement. The property would suit a number of uses with 'Use Class E'.

Floor Areas

Sales	400 sq ft	37.16 sq m
Office	115 sq ft	10.68 sq m
Kitchen	35 sq ft	3.25 sq m
Store	48 sq ft	4.46 sq m
Basement	<u>415 sq ft</u>	<u>38.55 sq m</u>
Total	1,013 sq ft	94.1 sq m

Business Rates

We are advised by the Valuation Office that the premises' current rateable value is £5,700 pa.

Interested parties are advised to make enquiries with the local authority to ascertain the rates payable. Small Business relief of up to 100% is available to some occupiers with rateable values less than £15,000 pa.

Tenure

The unit is available to let by way of effective full repairing and insuring lease for a term by arrangement at a rent of £9,000 per annum.

Alternatively, the unit is available to buy by way of 999 year long leasehold for £100,000.

VAT

We have been advised the premises is not elected for VAT and therefore VAT is not payable on the purchase price or rent.

Services

Mains electricity, water and drainage.

Legal Costs

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

Energy Performance Certificate

The property has a energy performance rating of D91. A full copy of the EPC is available upon request.

Viewing

Strictly by appointment with sole agents:-

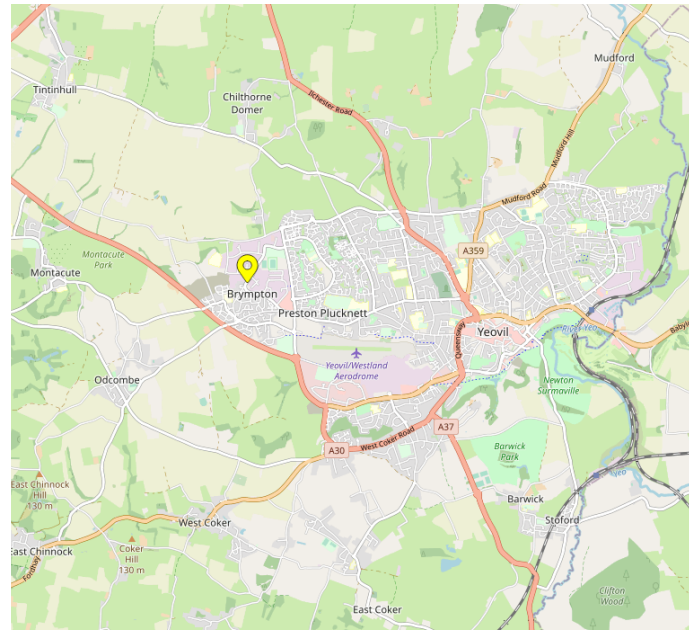
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Important Notice

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.