



FOR SALE

**Bakery & Bakers Flat, Fore Street Castle Cary,
Somerset, BA7 7BG**

- Mixed Use part let property
- Ground Floor Retail Premises let at £10,000 per annum.
- Vacant 3 bedroom maisonette with a rental value of approximately £10,000 per annum
- Potential Gross Rental Income approximately £20,000 per annum
- Freehold for sale.

Guide price: £275,000

Location

Castle Cary is a popular market town situated 12 miles north east of Yeovil, 5 miles north west of Wincanton and 8 miles south of Shepton Mallet. The town has a population of approximately 3,000 and benefits from a popular railway station on the Paddington to Penzance line, a mile north of the town centre, the A303 trunk road is 5 miles distance.

The property is located in the town centre on Fore Street, Castle Cary's main retailing thoroughfare.

Description

The property comprises at ground floor retail premises with good sized front retail sales area with rear kitchen and food preparation area and WC facility.

Accessed via a side door the upper floors provide a spacious maisonette with kitchen, living room, bathroom and three good sized bedrooms and office

Floor Areas

Ground Floor

Retail	325_sq ft	30.19_sq m
Kitchen /Store	200_sq ft	18.67_sq m

Maisonette

Living Room	6.02 m x 3.83m
Bed1:	2.75m x 3.57m
Bed 2 ::	3.10m X 3.58m
Bed 3	4.25m x 3.25m
Kitchen	2.96m x 3.03m
Bathroom	2.87m x 2.950m

Business Rates/Council Tax

The current rateable value for the ground floor is £8,600 per annum.

The flat has a council tax band of C.

Tenure

The ground floor premises are let to Burns The Bread on a new 10 year lease with rent reviews every three years and tenant break clause upon expiry of 5th year at a rent of £10,000 per annum

The flat is currently vacant and was previously let at £750 per calendar month . The flat has an Estimated Rental Value of approximately £10,000 per annum.

Sale Guide

The property is to be sold freehold subject to the occupational lease of the ground floor and with vacant possession of the maisonette at a sale guide of £275,000.

VAT

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

Energy Performance Certificate

The flat has an energy asset rating of E and a new EPC has been ordered for the shop.

Viewing

Strictly by appointment with sole agents:-

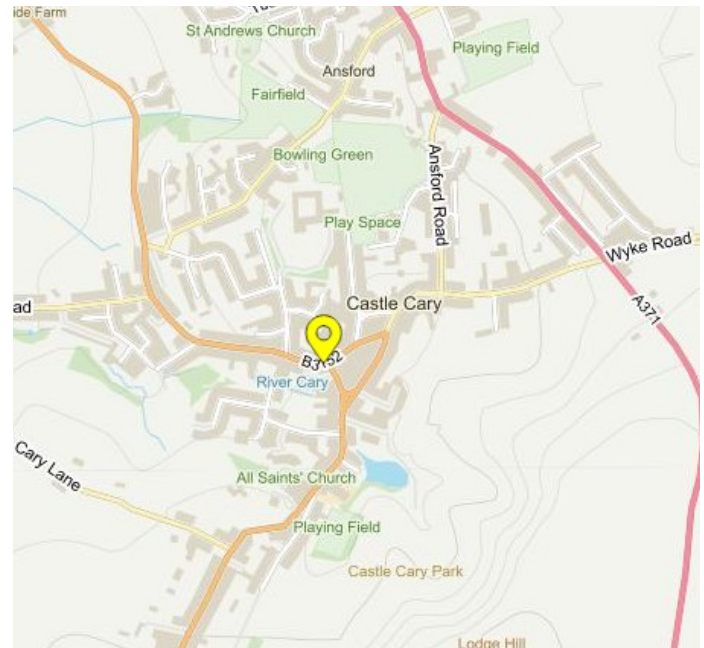
Robert Clark

Greenslade Taylor Hunt

22 Princes Street, Yeovil, Somerset, BA20 1EQ

Telephone: 01935 423474

Email: Robert.clark@gth.net



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.

