

65 High Street

Glastonbury, Somerset, BA6 9DA



£335,000 Freehold

Grade II Listed multi-let investment property situated within a prominent position on Glastonbury High Street.

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DESCRIPTION

Multi-let investment property generating a gross income of circa £22,380 per annum.

It is a Grade II listed three-storey late Victorian building, constructed of red brick with a stone front façade. Slate and tile roof. Timber sash windows. Some period features remain including Victorian tile flooring, staircase, and panelled doors.

Ground Floor: Shared entrance hall with built in cupboard. and separate kitchenette and access to rear garden and rear workshop/studio and external store. Retail unit at the front has its own independent access as well as internal access. 2 radiators.

First Floor: Landing with shared WCs and kitchenette. Three separate office rooms.

Second Floor: Landing. Two office rooms and a smaller office/store together with eaves attic storage.

Externally there is a car park with space for five vehicles together with an area of garden and paved courtyard.

LOCATION

Situated at the top/east of Glastonbury High Street occupying a prominent position. Rear vehicular and pedestrian access also taken at the rear off Butt Close and the public car park.

Local Council: Somerset Council

Business Rates: Current VOA listings: 1. Rateable Value - £3,850 – includes retail and first floor, 2. Rateable Value - £2,550 – workshop and first floor & 3. Rateable Value - £1,925 Offices K&J

Services: We understand that mains electricity, water and drainage are connected. Gas previously supplied to the property but has been disconnected. Services and appliances not tested.

PLANNING

Grade II listed. Within Glastonbury Conservation Area. The property has previously been used for numerous commercial uses including professional, office, and studio type uses with the uppers original being residential. Interested parties must satisfy themselves about planning status.

TENANCY INFORMATION

Various lets on generally the same format lease agreements. Summary details below. Full lease details available upon the vendors discretion and following a viewing. Electricity is recharged by the Landlord.

Units A, B & C: Lease dated 7th January 2019. Expiring 31st January 2025. Rent £8,520pa. Review February 2020. Break date 31st January 2020.

Unit E: Lease dated 10th March 2020. Expiring 5th December 2025. Rent £3,120pa. Review December 2020. Break date 5th December 2020.

Unit I: Lease dated 3rd October 2018. Expiring 2nd October 2024. Rent £1,800pa. Review October 2019. Break date 2nd October 2019.

Unit G: Lease dated 1st May 2017. Expiring 30th April 2023. Rent £3,000pa. Review 1st May 2018. Break date 30th April 2018.

Unit H: Lease dated 1st May 2017. Expiring 30th April 2023. Rent £2,640pa. Review 1st May 2018. Break date 30th April 2018.

Second Floor Office Suite: Units J & K: Holding over, terms tbc. We understand from the Vendor the current rent being collected is £3300 pa.

Tenure: Freehold subject to tenancies

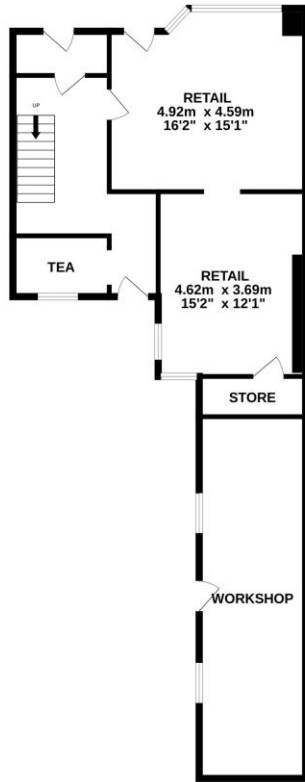
EPC Rating: EPC Band E/111. Full EPC certificate available upon request.

VAT: The property is not elected for VAT.

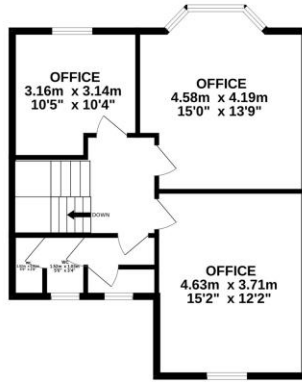
Viewing: Strictly by appointment only through the agents **Cooper and Tanner 1908 Ltd.**
Telephone 03450 347758



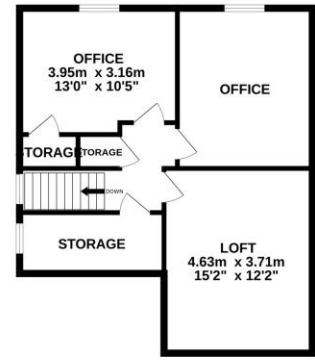
GROUND FLOOR
83.7 sq.m. (901 sq.ft.) approx.



1ST FLOOR
57.2 sq.m. (616 sq.ft.) approx.

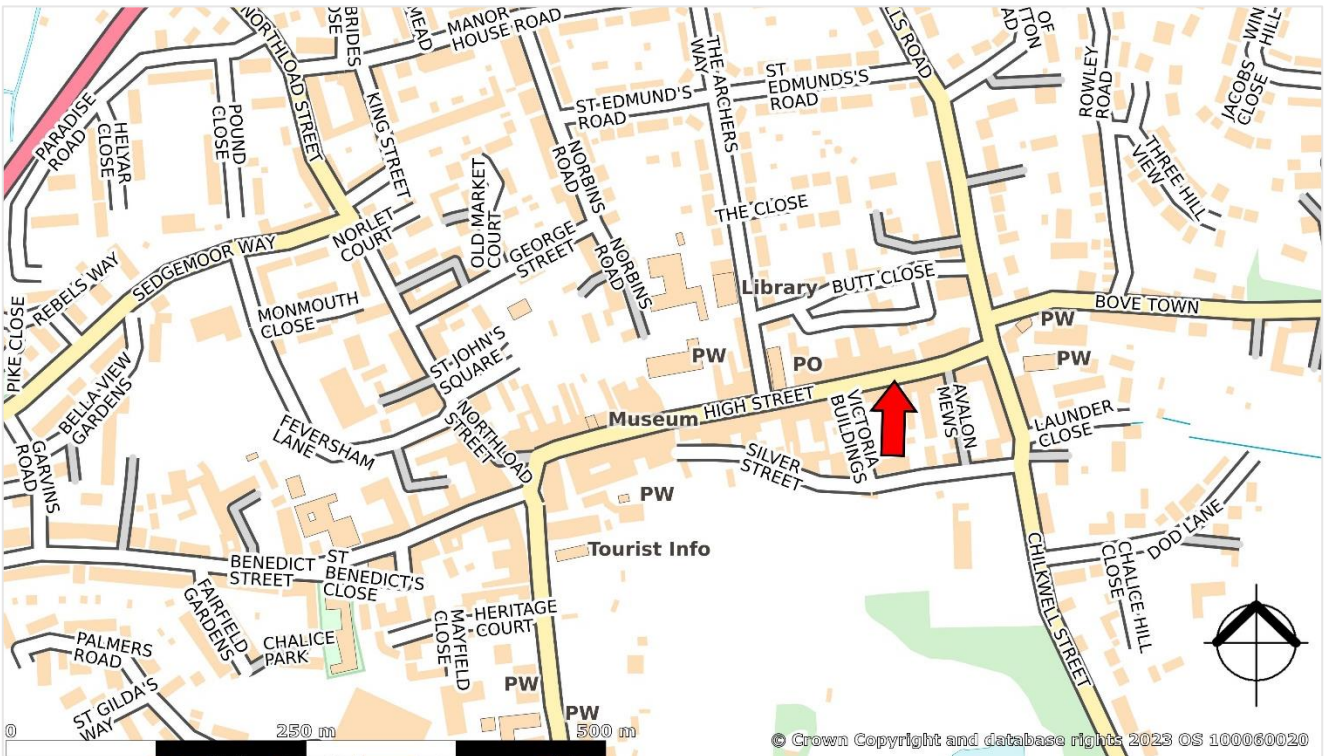


2ND FLOOR
56.1 sq.m. (604 sq.ft.) approx.



TOTAL FLOOR AREA : 197.0 sq.m. (2121 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COMMERCIAL DEPARTMENT

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**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

