

16/16a Town Street

Shepton Mallet, Somerset, BA4 5BJ

COOPER
AND
TANNER



£175,000 Freehold

Freehold mixed use property with ground floor retail unit and self-contained maisonette to the rear, parking and courtyard.

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DESCRIPTION

A charming town centre mixed use property comprising retail unit on the ground floor and an independently accessed maisonette on the first and second floor. The property will be available with vacant possession making it suitable for either owner occupier or investor type purchasers.

The shop is currently vacant and benefits from a large traditional retail frontage window, regular shaped retail area, kitchen, storage, wc and door to the rear access.

The maisonette is currently let but the property will be offered with vacant possession on completion. The accommodation comprises entrance hall with stairs with cupboard under, on the first floor; sitting room, kitchen/dining room, bathroom, and a bedroom.

From the landing a staircase leads to the large attic bedroom with exposed timber beams.

There is a small courtyard, an integrated stone store previously used as an office and off road parking accessed from Peter Street.

The property would benefit from modernisation and redecoration to parts.

PLANNING

Situated within the Conservation Area. Not a listed building. Prospective purchasers must satisfy themselves in respect of any planning enquiries.

FREEHOLD TERMS

The Freehold is being offered for sale by Private Treaty with a guide price of £175,000.

Local Council: Somerset Council
Telephone: 0300 038588

Rateable Value: £2,600 (2023 List).
Small rate relief may apply.

Council Tax: Flat – Band A

Services: We understand that the property benefits from connection to electric, water, gas and drainage. Services and appliances not tested.

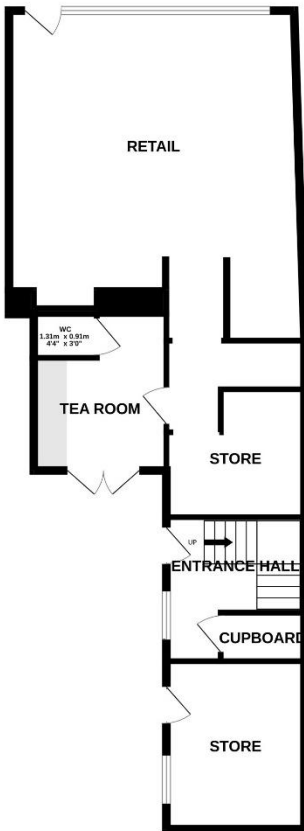
Tenure: Freehold. Will be offered with vacant possession on completion. N.B the flat is currently let, occupied on a periodic AST.

EPC Rating: Shop – D/85 and Flat – D/60. Copies available upon request.

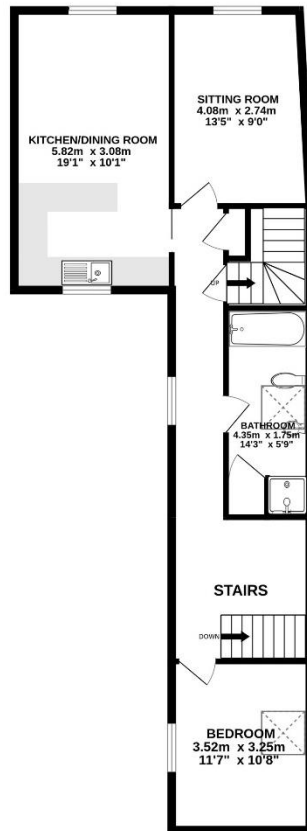
VAT: We understand VAT is NOT payable on the purchase price.

Viewing: Strictly by prior appointment only.
Tel: 01749 372200

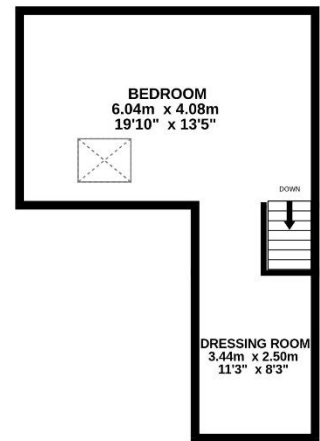
GROUND FLOOR
77.0 sq.m. (829 sq.ft.) approx.



1ST FLOOR
67.9 sq.m. (731 sq.ft.) approx.

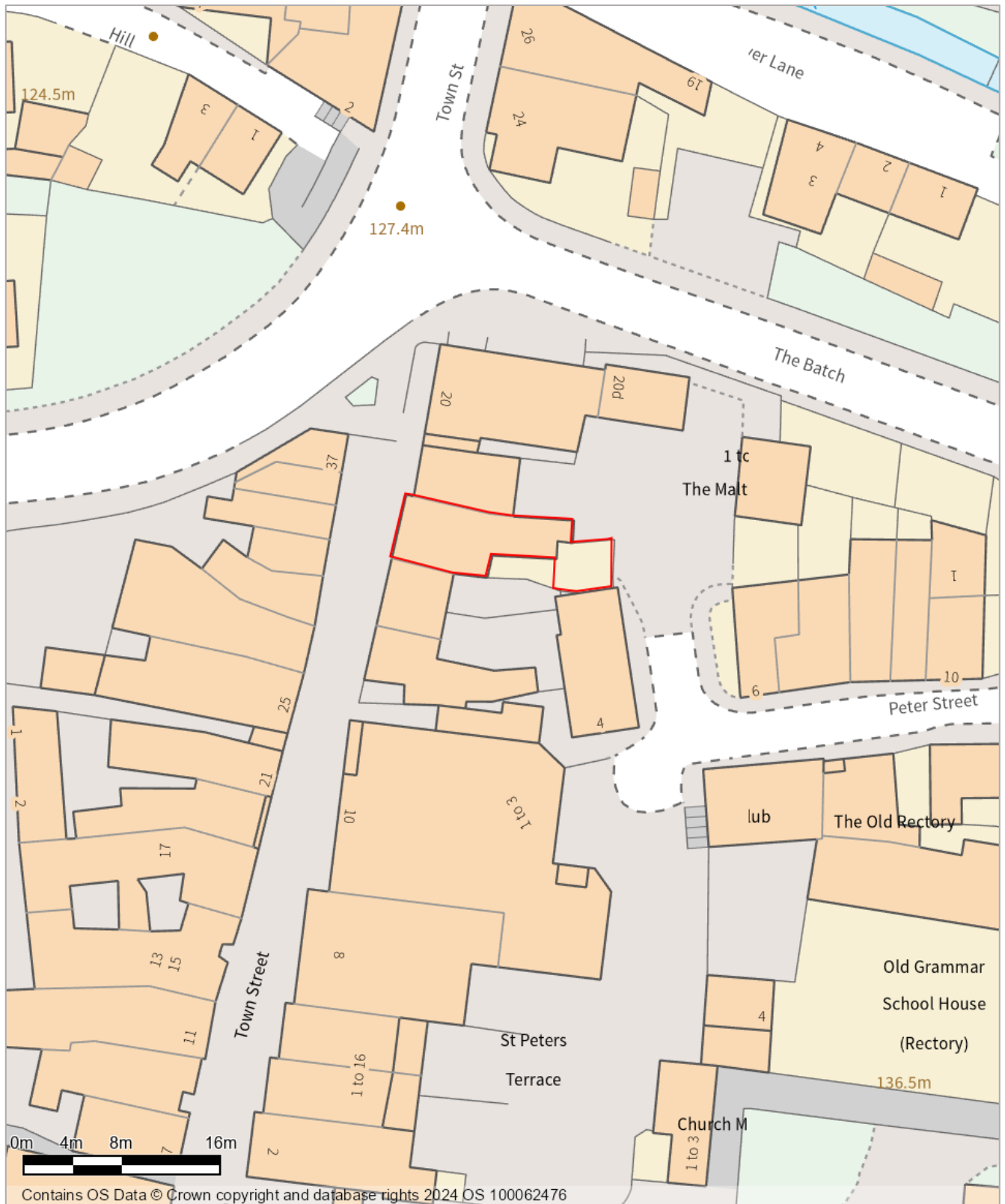


2ND FLOOR
37.1 sq.m. (400 sq.ft.) approx.

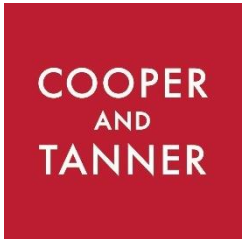








Commercial Department
 Telephone 03450 34 77 58 / commercial@cooperandtanner.co.uk
 14 High Street, Midsomer Norton, BA3 2HP



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.

