

Unit A, Fore Street

Castle Cary, BA7 7BG

COOPER
AND
TANNER



£95,000 Freehold investment, subject to lease

Freehold investment opportunity. Ground floor retail unit situated within the market town of Castle Cary. Producing a current rental income of £7,500pa.

Unit A (Myrobalan Clinic) Old International Stores Fore Street, Castle Cary BA7 7BG (or BA7 7BQ)

DESCRIPTION

Excellent investment opportunity. A ground floor lock-up retail unit let to an established independent business at a passing rent of £7,500pa. Situated in a central position off Fore Street nearby occupiers such as St Margarets Hospice Charity Shop, Burns the Bread, Battens Solicitors, Co-Op. Within the Castle Cary Conservation Area, interested parties must satisfy themselves in respect of any planning matters.

Retail area; max depth 8.59m x 2.92m max width. Traditional timber panel glazed window frontage. Rear preparation room/staff room (7.31sqm), rear lobby, storage area and WC.

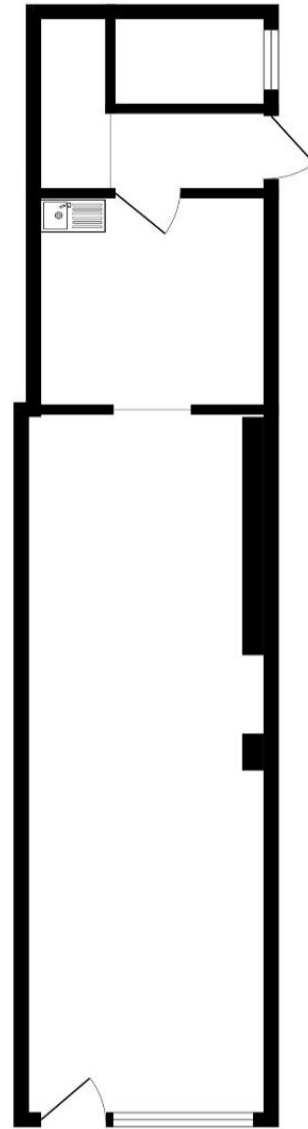
Net Internal Area: 31.27sqm / 337sqft
Gross Internal Area: 37.45sqm / 403sqft

There is no external space. There is however rights of access to the side of the property.

INVESTMENT INFORMATION

Currently let under counterpart lease dated 16th July 2020, for a 5-Year term, to a private individual trading as 'Myrobalan Clinic' a registered medical herbalist. Rent £7,500pa. Tenant is to keep the whole of the Premises in a good and substantial state of repair and condition. A copy of the lease is available following a viewing and at full discretion of the Vendor. The uppers have been sold off on a long-lease, pepper corn ground rent only.

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



Local Council: Somerset Council
Telephone: 0300 038588

Rateable Value: £5,400 (Rateable Value).

Services: We understand that the property benefits from connection to mains electric, water and drainage. Electric plug-in heaters.

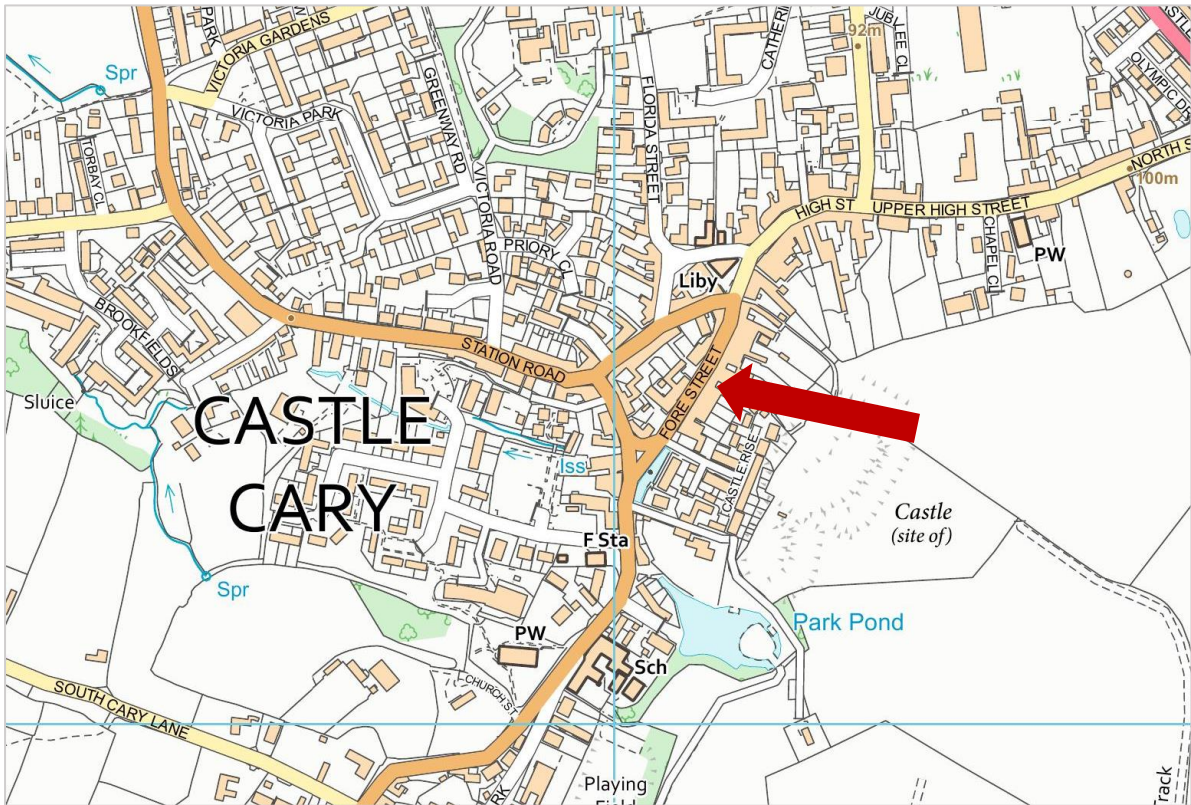
Tenure: Freehold, subject to occupational lease.

EPC Rating: D/78

Copy available upon request.

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

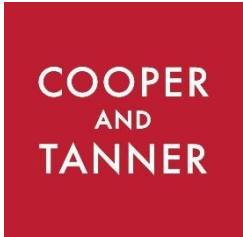
Viewing: Strictly by appointment only through the sole agents **Cooper and Tanner 1908 Ltd**. Advance notice will be required so that appropriate notice can be given to the occupier.



Commercial Department

Telephone 01761 411010 – Opt. 2 / 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.

