

Taunton - 143a East Reach, Somerset TA1 3HN  
Virtual Freehold Residential Investment



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# Taunton - 143a East Reach, Somerset TA1 3HN

## Virtual Freehold Residential Investment



### Investment Consideration:

- Purchase Price: £125,000
- ERV: £12,000 p.a. GIY ~ 9.60%
- Vacant possession
- VAT is NOT applicable to this property
- Grade II Listed building
- Comprises large self-contained 2-bedroom flat
- The premise occupies a prominent trading position surrounded by other retailer's close to Taunton's town centre with occupiers nearby include Papa Johns Pizza, Nuffield Health Centre, Restaurant`s, Café, Barbers and many more.



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### Property Description:

Comprises self-contained 2-bedroom flat. The property has been newly refurbished and provides the following accommodation and dimensions:

First Floor: 62 sq m (665 sq ft)

Bedroom, Kitchen, Living Room, Bathroom

Second Floor: 8 sq m (86 sq ft)

Bedroom

Total GIA: 70 sq m (751 sq ft)

### Tenure:

Long leasehold. To be held on a 999 year lease from completion at a ground rent of peppercorn.



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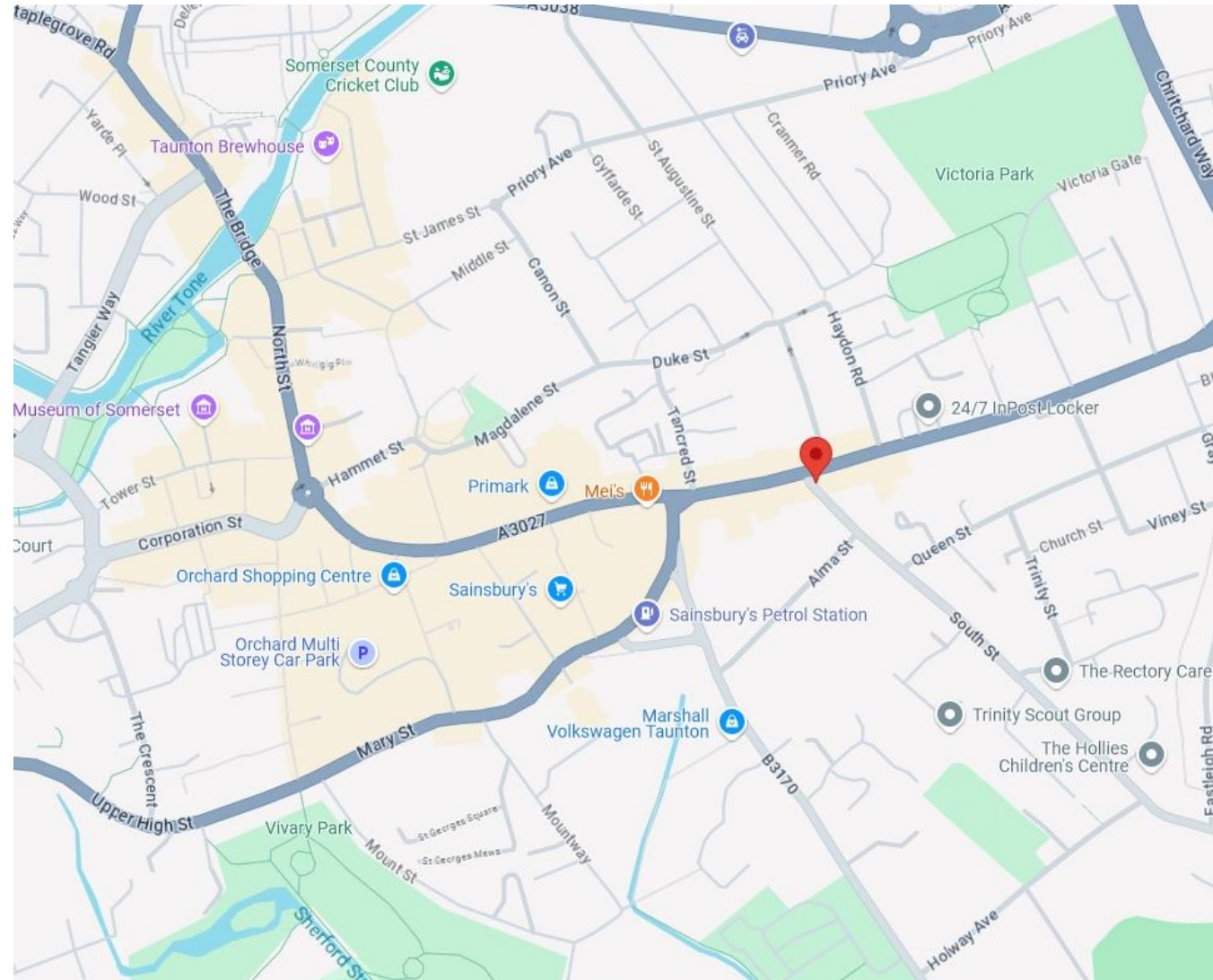
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### Location:

The property is located along East Reach Road, a busy thoroughfare serving the town for pedestrians and motorists alike. The premise occupies a prominent trading position surrounded by other retailers close to Taunton's town centre. Taunton is the county town of Somerset with a population of approximately 75,000 people, a strong office based economy and a busy town centre, boasting numerous retailers and leisure occupiers, with significant developments to improve the town currently taking place. Taunton provides an extensive range of facilities and also has access to the M5 motorway, there is a main line city rail link which is easily accessible, London Paddington being about 2 hours. The property is also well placed for easy access to the Brewhouse, Somerset County Cricket Ground and St. Marys Church.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



# BLUE ALPINE

PROPERTY CONSULTANTS

### Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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