



Long Street, Williton, Taunton, TA4 4QU

welcome to

32-34 Long Street, Williton, Taunton

Within walking distance of the village centre is this unique investment opportunity of a detached property comprising ground floor premises with 3 x one bedroom flats & a two bedroom flat above in need of modernisation with a current rental income of approx. £35,100pa with the potential to increase.

Ground Floor Premises

Currently rented out to the Funeral Directors with a lease until April 2027 & a rent review due in April 2024. The current rent is £800 pcm which is approx. £9,600pa.

The ground floor premises enjoys spacious & versatile accommodation with front & rear access to the property.

First Floor & Second Floor

Four flats made up of 3 x one bedroom flats & a two bedroom flat with front & rear aspect views over Williton & the Recreational Ground. The two bedroom first floor flat has been recently refurbished & the 3 one bedroom flats are in need of modernisation throughout & have the potential to convert into two bedroom flats subject to the necessary building consents with the scope to increase the rental incomes.

Three of the four flats are currently rented out on shorthold tenancies & the combined rental income of all the flats is approx. £25,500pa. There has been no rent reviews since 2019 on the 3 one bedroom flats.

Outside

With access to the left hand side of the property leading to an enclosed rear courtyard offering ample communal off road parking with a storage shed.

Location

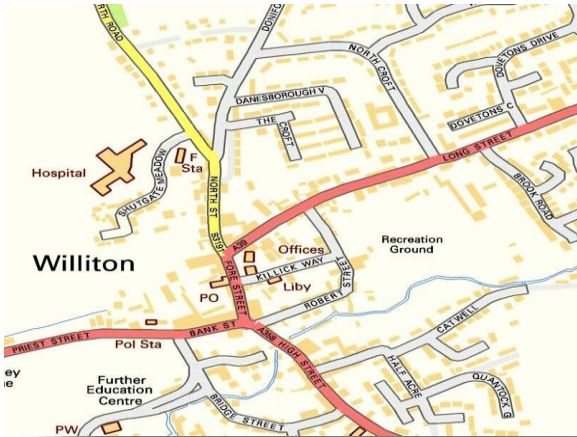
The property is located on the outskirts of Williton which benefits from local facilities which include two mini supermarkets, St Peters First School and Danesfield Middle School and health centre. The property is also ideally situated close to local walks & the coastal path which is ideal for the loving dog owners & walkers, The West Somerset Steam Railway Station at Williton is within walking distance of the property, which offers links to Minehead & Bishops Lydeard. The county town of Taunton lies about 15 miles to the south where a wide range of shopping, recreational and scholastic facilities will be found whilst the coastal town of Minehead is about 8 miles away to the north. Williton lies between the Quantock and Brendon Hills where a wide range of country pursuits may be enjoyed and where a host of footpaths provide easy access into this highly attractive West Country scenery. The M5 may be joined at Taunton at junction 25 and a main line rail service to London Paddington is also available in the town.

Agents Note:

Currently the vendors details do not match the registered title at Land Registry. Please ask the Branch for more details.

Small Business Rates





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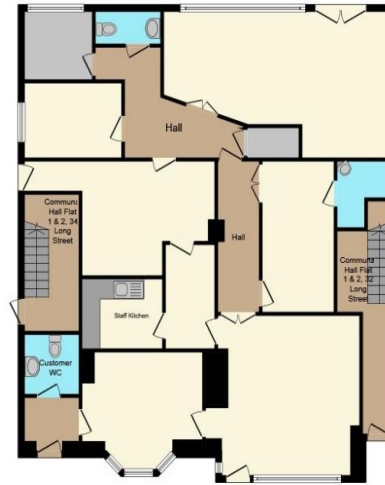
32-34 Long Street, Williton, Taunton

- Popular West Somerset Village of Williton
- Detached Investment Property
- Large Ground Floor Premises & Four Flats
- In Need of Modernisation
- Communal Off Road Parking

Tenure: Freehold EPC Rating: D

guide price

£500,000



Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
MIH106279 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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