

FOR SALE

Guide Price £400,000

Station Road,



A rare opportunity to purchase this commercial space with additional 4 flats above situated within the county town of Taunton. The property is being sold with no onward chain and is need of some updating. The commercial area was last used as a restaurant/café closing its doors at the end of 2024 due to retirement. The whole building is approximately 396 square meters.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 1.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

Ground Floor

Ground Floor Restaurant

Restaurant are c,109.9s sq m

Ladies and gents WC facilities

2 x store rooms

Access to covered rear courtyard

First Floor Living Accommodation

Sitting room

Bedroom 1

Box room/office

Kitchen/dining room

Bedroom 2

Bathroom

Stairs to second floor accommodation with

Bedroom 3

Self-Contained flats

Accessed from own entrance to the side elevation

Ground Floor

Entrance Hall communal laundry room

Bin storage

Stairs to

First Floor Flat 2

Siting/Kitchen

Shower room

Bedroom 1

Bedroom 2



Second Floor Flat 3
Sitting/Kitchen
Bedroom
Shower room

Flat 4
Bedroom with en-suite shower
Sitting/Kitchen
Separate WC

Council Tax Band for number 14:- C

Construction: - Rendered brick under a tiled roof with some double glazing

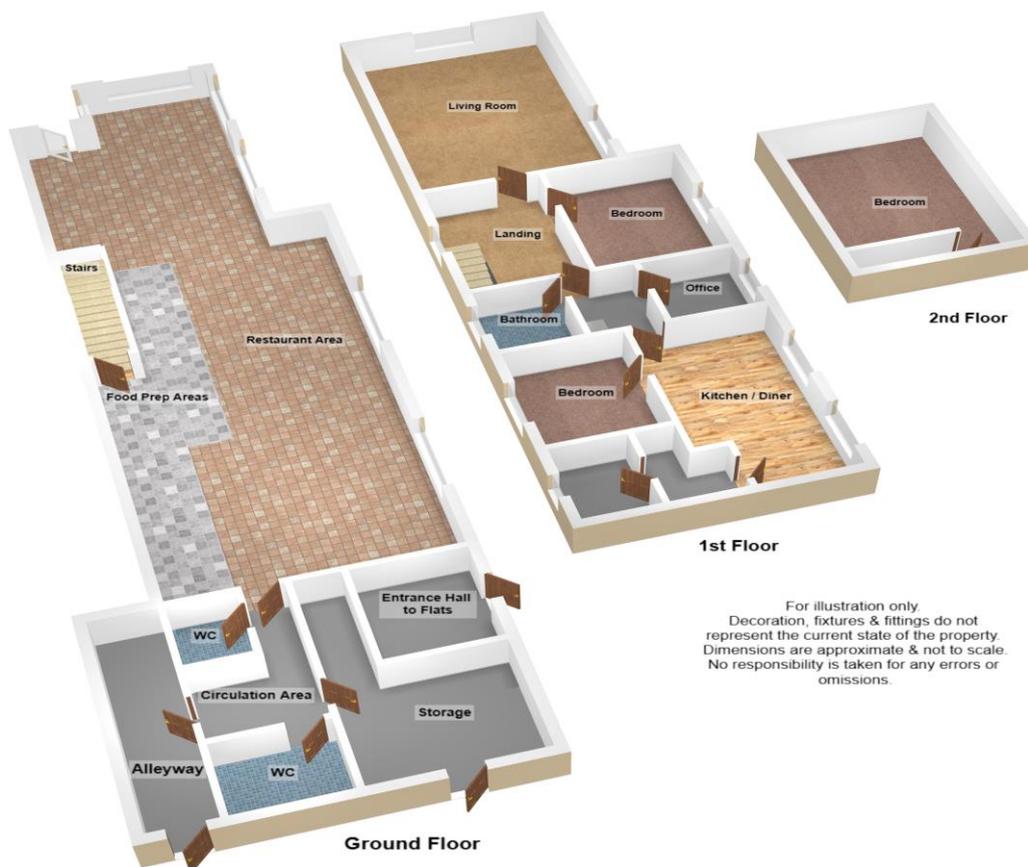
Utilities: - Mains electric, water and drainage

Flood Risk: - Surface: - medium, river and sea:
- medium

Primary School Catchment: - North Town
Primary

Secondary School Catchment: - Taunton
Academy





Directions

From the office of TRG Lawrence and son proceed along Station Road a few doors up.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

