



**DERBYSHIRE'S**  
— Village and Country —

3 Holyrood Street, Chard, Somerset,  
TA20 2AH

A rare opportunity to purchase a mixed use investment property in the busy shopping area of Holyrood Street in Chard. The property comprises:

A town centre shop front, with A1 or A2 use (Office / Retail). A one bedroom ground floor apartment and a large split level 2 bedroom flat on the 1st floor.

The shop and flats are let individually and have a collective income of £1425 pcm.

- MIXED USE INVESTMENT PROPERTY
- SHOP FRONT
- A1 OR A 2 USE (OFFICE/RETAIL)
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT
- TOWN CENTRE LOCATION
- PARKING
- EXISTING TENANTS
- INCOME OF £1425 pcm.
- AVAILABLE IMMEDIATELY

3 Holyrood Street, Chard, Somerset, TA20 2AH  
**Guide Price £225,000**

## **SHOP**

### **Shop Front**

*43'11" x 14'11"*

Shop front window with glazed entrance door. Door leading to a inner hallway.

### **Kitchenette**

*9'0" x 4'9"*

Sink and kitchen cupboards.

### **Parking**

Parking to the rear for one car.

### **Inner Hall**

Communal Hall leading to the rear.

### **W/C**

The WC is off the communal hall.

### **Total Area**

The total area is approximately 64 sqm

### **EPC D**

### **RENT**

400 pcm

### **FLAT 1**

#### **Accommodation**

Lounge/diner, kitchen, bedroom with en-suite bathroom. The property benefits from upvc double glazed windows. Allocated parking for one car. EPC D.

### **RENT**

£475 pcm

### **FLAT 2**

#### **Accommodation**

Large split level 2 bedroom flat. Accommodation comprises of 1 double and 1 single bedroom, large lounge/diner, kitchen and bathroom. EPC D.

### **RENT**

£550 pcm



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