



DERBYSHIRE'S
— Estate Agents —

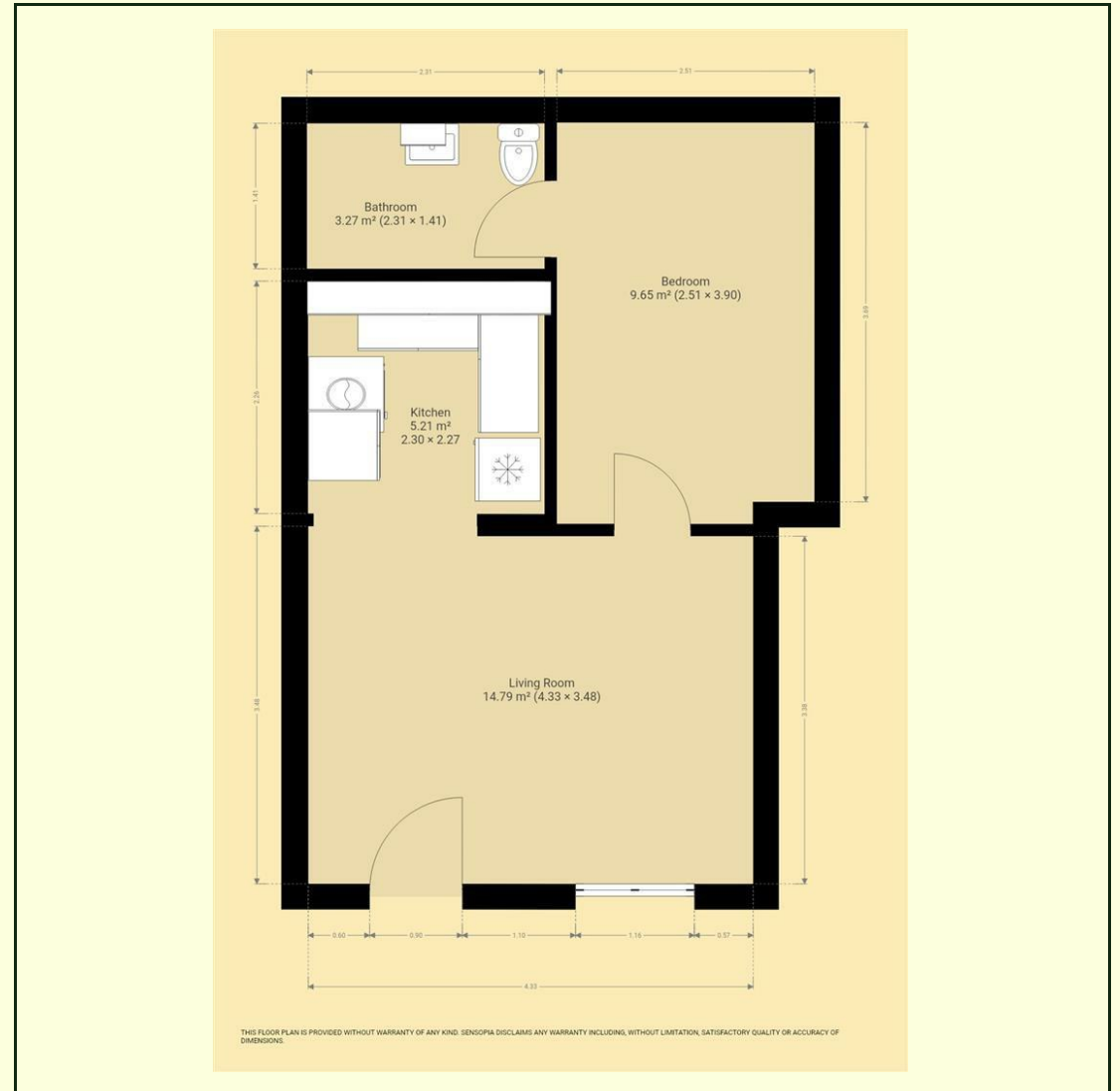
3 Holyrood Street, Chard, Somerset, TA20 2AH

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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