

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



BLUE ALPINE

PROPERTY CONSULTANTS



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5 DISPOSABLE VAPE
£10

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1 BOTTLE MARYLQ OR ELFIQ
£20

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TURKISH BARBER



GIFT VOUCHERS HERE



143
PRICES

TRADITIONAL
TURKISH
BARBER

HAIR
CUT

HOT
TOWEL
SHAVE

MOUSTACHE
AND
BEARD TRIMS

KIDS
CUTS

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WALK
IN

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JUST WALK IN
01823 277866

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Investment Consideration:

- Purchase Price: £125,000
- Gross Initial Yield: 9.60%
- Rental Income: £12,000 p.a.
- Grade II Listed building
- VAT is NOT applicable to this property
- Comprises large self-contained 2-bedroom flat at first and second floor
- 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.



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 143A (First & Second Floor)	First Floor: 62 sq m (665 sq ft) Bedroom, Kitchen, Living Room, Bathroom Second Floor: 8 sq m (86 sq ft) Bedroom	Individual	12 Months from 26 November 2024	£12,000	Note 1: AST Note 2: Deposit held of £1,000
Total				£12,000	

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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

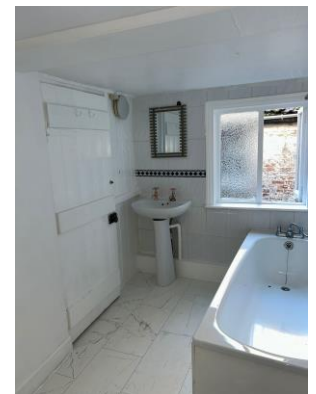
Total GIA: 70 sq m (751 sq ft)

Tenancy:

The property is let on AST to an Individual for a term of 12 Months from 24th November 2024 at a current rent of £12,000 p.a. Deposit held of £1,000.

Tenure:

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



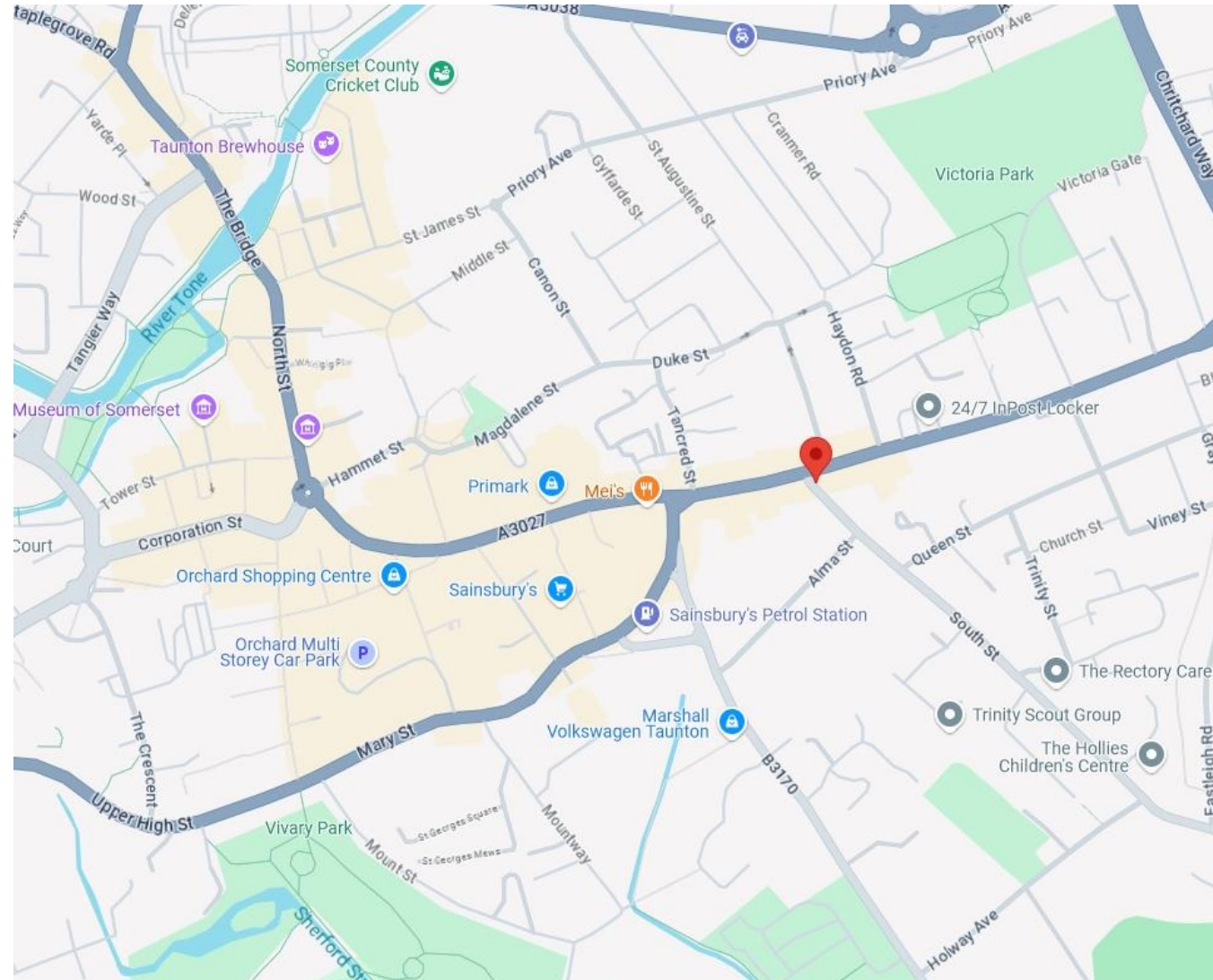
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Location:

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.



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BLUE ALPINE

PROPERTY CONSULTANTS

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