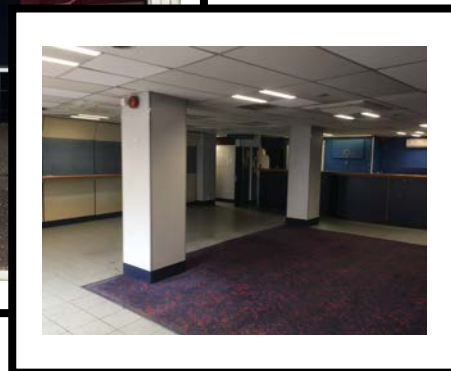


# TAUNTON

SHOP PREMISES

**FOR SALE**

160.0 m<sup>2</sup> (1,722 ft<sup>2</sup>)



**80 STATION ROAD, TAUNTON, SOMERSET, TA1 1PD**

**FREEHOLD VACANT POSSESSION – REDEVELOPMENT POTENTIAL**

**Victoria House • Victoria Street • Taunton TA1 3FA • Fax: 01823 353133**

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**01823 353033**

## LOCATION

Taunton, population circa 62,500, is situated to the north of the M5 Motorway some 55 miles south-west of Bristol. The property is situated within a secondary retail pitch on Station Road, and enjoys a good level of prominence to passing traffic.

## DESCRIPTION

The property comprises a mid terraced two storey period building providing a retail shop at ground floor together with disused former residential accommodation at first floor (ladder access only). Servicing is through the frontage. Limited on street parking is available nearby, and the town has plenty of parking within municipal town centre car parks.

The property has previously had established A2 Office use, and offers potential for A1 Retail, and A3/A4/A5 (Food and Drink) uses under the Town and Country Planning (Use Classes) Order 1987, and the upper floor could be returned to residential use, subject to planning consent. Interested parties should make enquiries to Taunton Deane Borough Council (Tel 01823-356356).

## FLOOR AREAS

	m <sup>2</sup>	sq ft
Ground floor – Sales Area/Ancillary	102.90	(1,108)
First Floor – Former Residential	57.10	(614)
<b>Total</b>	<b>160.0</b>	<b>(1,722)</b>

## PRICE

The property is offered for sale freehold, subject to full vacant possession.

**Price: Offers in the region of £95,000**

(No VAT is payable on the sale of this property)

## RATES & ENERGY PERFORMANCE

The entry within the 2017 Rating List relating to the property is as follows:

Description	Rateable Value
Ground Floor Betting Shop & Premises	RV£8,700

For details of rates payable please contact Taunton Deane Borough Council (Tel 01823 356356)

**Small Business Relief may apply**

Energy Performance Certificate: **Band TBC**

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in the transaction.

## FURTHER INFORMATION AND VIEWING

Please contact David White at this office:

Telephone: 01823 353033.

Email: [dwhite@hatfieldwhite.co.uk](mailto:dwhite@hatfieldwhite.co.uk)

Print date 05 August 2020