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gth



Mixed Use Investment

## FOR SALE

7 & 7a Holyrood Street, Chard,  
Somerset, TA20 2AH

- Located in the town centre.
- Ground floor shop with a separately accessed maisonette.
- Income of £13,200 per annum.
- Total retail area of 386 sq ft to include kitchen and stores.
- Maisonette with 2 double bedrooms and attic room.

Freehold. Guide Price: £165,000

## Location

The property is situated on Holyrood Street, one of the main thoroughfares and popular retail pitches within Chard's town centre. The town provides a range of specialist shops and main stream retailers.

Chard is an expanding town with a resident population of 12,000 located on the A358 and A30 approximately 12 miles south east of the county town of Taunton.

The A303 trunk road linking Exeter to the south east of England is within a few minutes drive, Yeovil is 15 miles to the west and Junction 25 of the M5 motorway is some 10 miles to the north west.

## Description

The premises comprise a Grade II Listed mixed use end of terrace building spread over 3 floors with attic. The ground floor houses the shop and the first and second floors the 2 bedroom maisonette.

This well placed shop benefits from an open plan retail area with a timber glazed shop front, wash room, kitchen and WC. The shop is serviced by mains electric, water (shared) and drainage.

The separately accessed residential maisonette comprises of a sitting room, kitchen and bathroom on the first floor with 2 double bedrooms on the second floor. There is also a good sized attic as well. The maisonette is serviced by mains gas, electric, water (shared) and drainage.

## Accommodation

The approximate net internal floor areas for the commercial aspect are as follows: -

Retail Sales	25.20 sq m	271 sq ft
Wash Room	6.46 sq m	70 sq ft
Kitchen	4.22 sq m	45 sq ft
<b>Total</b>	<b>35.88 sq m</b>	<b>386 sq ft</b>

The approximate gross internal area of the residential maisonette are as follows: -

Maisonette	87.29 sq m	940 sq ft
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## Business Rates and Council Tax

The premises have a current rateable vale of £4,500 per annum. Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. 100% Small Business Rates Relief is available to some occupiers where rateable values are less than £12,000 per annum.

The residential maisonette is within Council Tax Band A, which for 2019/20 is set at £1,038.65 per annum.

## Energy Performance Certificate

The commercial shop has an Energy Asset Rating of D(76) and the residential maisonette is E(54). Full copies of the EPCs are available upon request.

## Tenancies

The ground floor shop is let on a 9 year lease from 23rd June 2008 at £7,200pa with the tenant responsible: 'to keep the property and plant in repair and good order and clean and tidy'. The tenant is currently holding over.

The residential maisonette is let on and Assured Shorthold Tenancy at £500 pcm (£6,000pa).

## Terms

The property is available for sale freehold subject to the lease and Assured Shorthold Tenancy at a guide price of £165,000.

## VAT

We are advised the property is not registered for VAT, therefore VAT will not be payable on the purchase price.

## Viewing

Strictly by appointment with sole agents:-

Joseph Hughes

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

Telephone: 01823 334455

Email: [joseph.hughes@gth.net](mailto:joseph.hughes@gth.net)

## Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.