



Freehold £215,000
145 High Street, Street, BA16 0EX
Investment property



145 High Street (Ground & First Floors)

Street

Somerset

BA16 0EX

Freehold subject to occupation. Guide Price £215,000

Description

End terrace two storey investment property generating gross income of £12,500 comprising ground floor retail unit let to Cats Protection and first floor former flat currently occupied as a day centre.

The ground floor comprises Retail Area extending to approximately 107sqm / 1,150sqft together with store / kitchenette and separate WC. Window frontage 5.2m.

There is a separate access leading from the High Street to the first floor which comprises a former two bedroom flat now occupied as a supported learning day centre extending to approximately 32.4sqm / 350sqft. Subject to regaining possession and planning it offers scope for future return to a residential use.

There is no dedicated parking or garden areas.

VAT

We understand the Property is NOT elected for VAT.

Tenure & Occupation

Freehold, subject to existing occupation. The ground floor is currently occupied by Cats Protection Trustee Limited under a lease dated 17th August 2016, expiring 17th August 2026, the lease had provision for reviews 2021 and 2026. Rent £9,500. Within the Act.

The first floor is occupied by Westhay Opportunity Centre on a Tenancy at Will, occupation commenced in 2012 and a rent of £8.22 per day.

Copies available upon request at the discretion of the Vendor following a successful viewing.

Agents Note

One of the Vendor parties is a director of Cooper and Tanner 1908 Ltd. Measurements provided by client.

Situation

Situated at the southern end of the High adjacent to the Bayliss Centre and nearby the public car parks. Near to 'Living Homes', other nearby occupiers include 'Proper Job', 'Edinburgh Woollen Mill' and 'JD Wetherspoons' to name a few.

What3Words: ///mini.timer.tenure

Planning

Local authority Somerset Council (former Mendip Area). Not Listed but is within the Street Conservation Area.

Interested parties should rely on their own enquiries in respect of any planning history, opportunities and existing consented uses and works with the local planning authority.

Local Council

Somerset (former Mendip Area)

Business Rates

Rateable Value £13,000 (GF)

Rateable Value £3,950 (FF)

Services

We understand mains electric; water and drainage are connected. Parties to satisfy themselves.

EPC Rating

C-70. Valid until August 2029 (GF)

E-125. Valid until March 2030 (FF)

Full copies available upon request.

Viewing

By appointment only through the selling agents **Cooper and Tanner**. Telephone: 01761 411010 Opt. 2



COMMERCIAL DEPARTMENT
 Telephone 0345 034 7758
 14 High Street, Midsomer Norton, BA3 2HP
commercial@cooperandtanner.co.uk



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