



68-68A High Street, Glastonbury, Somerset BA6 9DZ

Investment For Sale - £225,000

COOPER
AND
TANNER

68-68A High Street
Glastonbury
BA6 9DZ

For Sale - £225,000

A multi-let investment opportunity
producing an annual income of £15,000
Long-term Development Potential – STPP

Description

A pair of self-contained L-shaped retail units with regular shaped sales areas to front and ancillary space to rear.

No. 68A (Left-hand Unit) has been refurbished in recent years and presents well as a barber shop with kitchen and WC area to rear, patio doors leading out to a small external seating area.

No. 68 (Right-hand Unit) is run as an independent pet supplies with a small step up into the sales area, a further step up mid-way through the sale area and storage area to rear. The rear courtyard is used to house a timber garden shed providing further storage.

Internal Accommodation	Size	
No. 68A	Sq M	Sq Ft
Ground - Sales Area	38.43	414
Ground - Ancillary	5.06	54
Net Internal Area	43.49	468
No. 68		
Ground - Sales Area	37.97	409
Ground - Ancillary	5.13	55
Net Internal Area	43.10	464
Aggregate Net Internal Area	86.59	932

To the rear of the built accommodation is a regular shaped parcel of land that is currently overgrown but has long-term development potential. Accessed via the retail units.

Location – W3W///enhancement.preheated.pages

A secondary retail pitch. The property is situated towards the top /east end of the High Street – on-street car parking available along the High Street and close to short-stay pay and display car parks. Nearby occupiers include: Earthfare, Children's Hospice Southwest and Cooper and Tanner to name a few.



Services and Fixtures & Fittings

The units benefit from connection to mains electricity, water and drainage. No tests have been carried out on any appliances or services at the premises and neither the vendors nor their agents give any warranty as to their condition. All fixtures, fittings and trading equipment are specifically excluded unless mentioned in these particulars.

Tenure

Freehold available, subject to and with the benefit of two occupational leases as detailed below:

Tenancy Information

No. 68A is let to a private individual on full repairing and insuring equivalent terms, paying a rent of £7,500 per annum, exclusive.

No. 68 is let to two private individuals by way of lease dated 25 February 2021. 9-year full repairing and insuring equivalent lease from February 2021, commencing rent of £7,500 per annum, excl. A1 user clause. Reviews in September 2021, 2024 and 2027. Inside the Act. Tenant has been in occupation for approx. 30 years.

Leases available at the discretion of the vendor and following a viewing.

Planning

We understand the property benefits from Use Class E. Prospective occupiers should rely on their own enquiries with the Local Planning Authority.

Business Rates

A taxation on the occupation of commercial premises. A search on the Valuation Office Agency website revealed the following rating assessments:

68 – Shop and Premises – Rateable Value of £6,700 (2023 List)

68A – Shop and Premises – Rateable Value of 6,300 (2023 List)

VAT

We understand the property remains exempt from VAT and therefore VAT is NOT payable on the price.

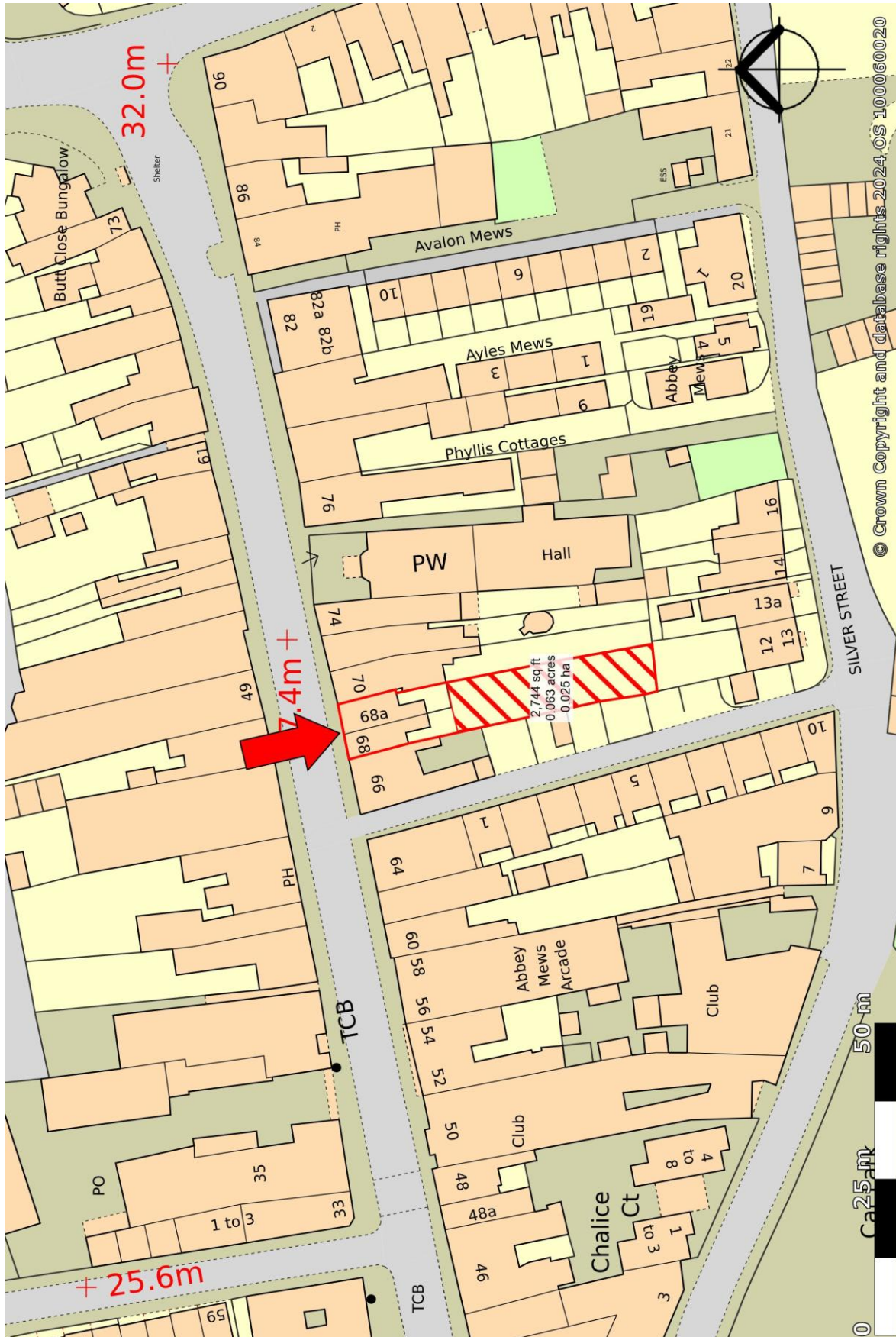
Energy Performance Certificates

No. 68 – Energy Rating & Score of 109E / Certificate Number: 0710-0133-1109-1625-1006

No. 68A – Energy Rating & Score of 74C / Certificate Number: 0480-0133-2059-3404-5002







**COOPER
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ENQUIRIES / VIEWINGS:

Commercial Department
 Telephone 0345 034 7758
commercial@cooperandtanner.co.uk
www.cooperandtanner.co.uk

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Property Reference: 32998 – 09/2025