

gth



Grade II Listed Commercial Investment—For

Stokes House, Market Square, Crewkerne, Somerset, TA18 7LH

Investment Summary

- Town centre commercial investment.
- Three storey building with parking.
- Current income: £30,500 per annum.
- Guide Price: £360,000 reflecting a gross yield of 8.48%.

Location

The building fronts Market Square situated in Crewkerne's town centre. Crewkerne is a South Somerset market town situated on the A30 between Yeovil (9 miles) and Chard (7 miles) and has a resident population of approximately 8,000. The A303 trunk road linking London to the South West is within easy reach and the M5 (Junction 25) can be joined at Taunton. Crewkerne Railway Station provides regular services to London Waterloo.

Description

Stokes House is a Grade II listed, three storey office building currently occupied by Everys Solicitors. The premises provide a mix of cellular and open plan offices, stores, kitchen and WC facilities. The offices are fitted with single glazed windows, carpets, compliant lighting and electric heating. The building benefits from off street parking for approximately 5 cars. Additional car parking spaces may be available by separate negotiation.

Unit/Address	Description	SQ FT.	SQ M.
Ground Floor	Office	1,741	161.72
	Store	332	30.84
	Total:	2,073	192.56
First Floor	Office	1,569	145.68
	Kitchen	132	12.20
	Total:	1,701	157.88
Second Floor	Office	1,049	97.44
	Store	396	36.75
	Total:	1,445	134.19
TOTAL		5,219	484.63

Floor



Market Square, Crewkerne, TA18 7LH



For identification only - Not to scale

Energy Performance Certificates

The whole building as a rating of D(82). A copy of the certificate is available upon request.

Business Rates

We understand from the VOA the building has a rateable value of £32,500 per annum.

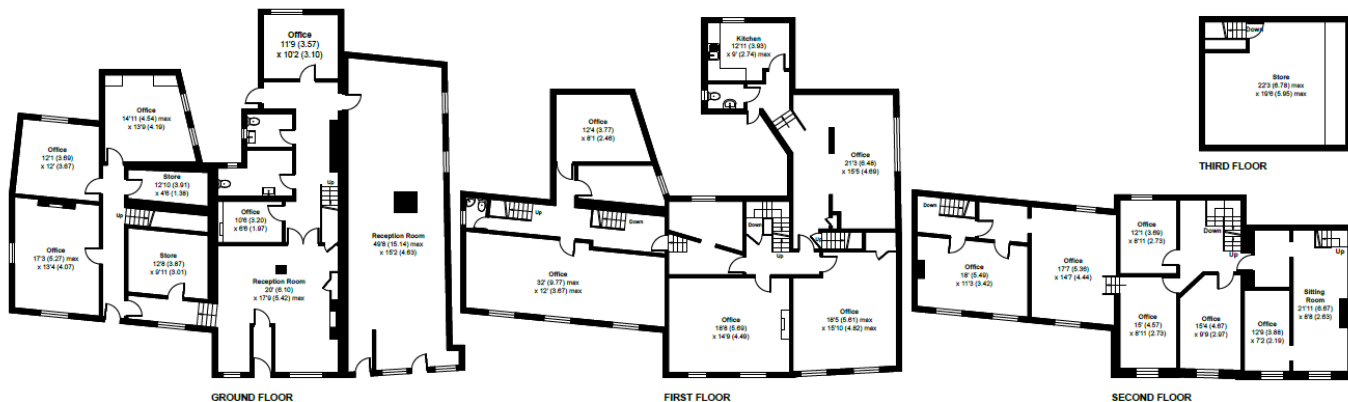
VAT

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

Tenure

The freehold interest is subject to the existing internally repairing lease commencing 10th January 2022 for a term of 10 years with break option upon 28th November 2028. There is an open market rent review on the 28th November 2025.

The property is available at a guide price of £360,000 reflecting a gross yield of 8.48%.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Greenslade Taylor Hunt. REF: 1349617



Viewing

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