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INSURANCE

FOR SALE – Detached Class E Building

45 St James Street, Taunton, Somerset, TA1 1JR

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45 St James Street, Taunton, Somerset, TA1 1JR

- Centrally located detached commercial building with Class E Use.
- Ground floor provides predominantly open plan offices/sales areas with staff amenities to the rear.
- First Floor is separately accessed and metered, having formerly been a flat.
- Building totalling 2,494 sq ft.

Freehold Guide Price: £265,000

Location

The property is located on the south side of St James Street the town centre. St James Street is known as being Taunton's independent quarter just a short walk away from prime retail locations. Nearby occupiers include Cooper Associates, The Ring of Bells public house, Augustus restaurant, 9/15 Coffee and many other independent businesses.

Taunton is the county town of Somerset with a resident population of 65,000 and a catchment population of 350,000 and is the county's principle shopping and administrative centre.

Taunton is strategically located within half a mile of Junction 25 of the M5 motorway, midway between Bristol and Exeter.

Description

A detached two storey property with display frontage onto St James Street. The ground floor provides an open plan sales/office space, offices, staff areas and WCs. The separately access first floor provides cellular offices with kitchen, WCs and store. There is no external space with the property.



Accommodation

We have measured the commercial areas on the net internal basis and obtained the following:

Ground Floor Offices	149.65sq m	1,611sq ft
Ground Floor Kitchen	3.14sq m	34sq ft
Ground Floor Store	10.03sq m	108sq ft
First Floor Offices	56.11sq m	604sq ft
First Floor Kitchen	9.21sq m	99sq ft
Stores	3.56sq m	38sq ft
Total	231.70sq m	2,494sq ft

Services

The property is connected to mains electric, gas, water and drainage.

EPC

The property has an asset rating of D(98).

Rateable Value

Having checked the valuation office's website, we understand the property has a rateable value of £22,500 rising to £24,000 from 1st April 2025.

Tenure

The property is available with vacant possession at a Freehold Guide Price of £265,000.



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Greenslade
Taylor Hunt

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 Greenslade Taylor Hunt.
Joseph Hughes / Zack Dennington
9 Hammet Street
Taunton
Somerset
TA1 1RZ

Email: commercial.taunton@gth.net
Tel: 01823 334455

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.

