

# TAUNTON TA1 1HR

## 33 FORE STREET

### VACANT FREEHOLD FOR SALE

#### LOCATION

The premises occupy a prime trading location on Fore Street where multiple retailers adjacent and nearby include **Flying Tiger, River Island, Fat Face, TK Maxx** and **JD Sports**.

An extract from the street plan is attached, upon which the property is highlighted.

#### ACCOMMODATION

Occupying a prominent corner location, the premises are arranged on ground, first and second floors comprising the following approximate dimensions and gross floor areas:

Gross Frontage	33' 1"	10.1 m
Return Frontage	48' 6"	14.8 m
Internal Width	29' 4"	8.9 m
Shop Depth	57' 7"	17.4 m
Ground Floor Sales	1,572 sq ft	146 sq m
First Floor Anc.	1,060 sq ft	98 sq m
Second Floor Anc.	817 sq ft	76 sq m

#### TERMS

The freehold is available with full vacant possession upon completion. Offers in excess of **£500,000** are sought, exclusive of VAT and subject to contract.

#### DEVELOPMENT OPPORTUNITY

The upper floors are self-contained from Hammet Street, presenting the opportunity for the purchaser to refurbish these as residential flats or offices, subject to planning. Alternatively, the property would suit an owner-occupier. Full plans are available upon request.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

**SUBJECT TO CONTRACT**



#### RATES

We have been advised that the property has been assessed for rating purposes from 1<sup>st</sup> April 2023 as follows:

Rateable Value	£63,000
Standard Business Multiplier	51.2p
Rates Payable (2023/24)	£32,256

Interested parties should make their own enquiries to verify this information.

#### EPC

The property has an Energy Efficiency Asset Rating of D78. A copy of the EPC is available upon request.

#### VIEWING

For further information or arrangements to inspect, please contact:

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