

SITUATION

Located at the junction with Upper High Street on this pedestrianised retail thoroughfare which hosts such multiple retailers as Boots, Tesco Express, Iceland and British Heart Foundation and the property is diagonally opposite the entrance to Vivary Park.

In addition, this part of High Street provides one of the access points to the nearby Department for Work & Pensions.

Taunton is an attractive and popular town which lies some 12 miles south-west of Bridgwater and 49 miles south-west of Bristol and benefits from good road links via the M5 (Junction 25).

PROPERTY

A Grade II Listed terraced building comprising a Ground Floor Shop and Basement with internal access to a Self-Contained Flat on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Vacant Shop & Flat

The Surveyors dealing with this property are JONATHAN ROSS and STEVEN GROSSMAN

ACCOMMODATION

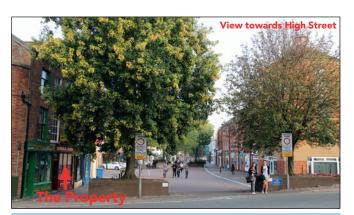
Ground Floor Shop

Gross Frontage 11'11" Internal Width 10'1" (max) 22'10" Shop Depth 38'4" **Built Depth**

Basement Area Approx. 170 sq ft

First and Second Floor Flat

2 Rooms, Kitchen, Bathroom/WC





JOINT AUCTIONEERS Cluff Commercial, 11a Cornhill, Bridgwater, Somerset TA6 3BU Tel: 01278 439 439 Ref: C. Cluff Esq

VENDOR'S SOLICITORS

Storrar Cowdry – Tel: 01244 400567 Ref: P. Coombs Esq – Email: paul.coombs@storrarcowdry.co.uk