



Mixed Use Town Centre Property

FREEHOLD FOR SALE

18 Holyrood Street, Chard, Somerset, TA20 2AH

- Attractive Town Centre Location
- Ground floor retail sales area 375 sq ft plus ancillary storage accommodation
- Self contained One bedroom flat on first and second floors
- In need of refurbishment

Sale Price £90,000

Location

Chard, which has a population of approximately 12,000, is located at the junction of the A358 between Ilminster to the north and Axminster to the south and the A30 between Honiton and Yeovil. The county town of Taunton is approximately 20 minutes drive to the northwest via the A358 whilst the A303 linking Exeter to the southeast is within 7 minutes drive at Horton Cross.

Holyrood Street in the town centre is accessed off Fore Street and together the two streets form Chard's retailing focus.

18 Holyrood Street is located in a busy retailing position close to Sainsburys.

Description

18 Holyrood Street is a Grade ii listed, pebbledash frontage, with clay tile roof mixed retail and residential property.

The property provides on ground floor level attractive front retail sales area with middle sales and showroom areas and a rear storage area and WC facility.

Stairs from the rear store area access a useful small first floor store area.

Stairs from the front entrance door access a self contained one bedroom flat over first and second floors providing lounge, kitchen and bathroom at first floor level with stairs leading to a single bedroom at second floor level.

In particular, the flat requires comprehensive internal refurbishment.

Accommodation

SHOP

Ground Floor	Front Sales	12.54 sq m	135 sq ft
Ground Floor	Sales / Showroom	22.29 sq m	240 sq ft
Ground Floor	Storage	4.64 sq m	50 sq ft
First Floor	Storage	5.10 sq m	55 sq ft
Total		44.57 sq m	480 sq ft

FLAT

Lounge	Max 14ft 4in x 10ft 6in
Kitchen	7ft 5in x 8ft 8in
Bathroom	7ft 2in x 4ft
Bedroom	13ft 8in x 14ft 8in

Business Rates

Rateable Value £5,500

Small Business Rates Relief will be available and no business rates will be payable by qualifying businesses.

Council Tax Band A

Terms

The property is to be sold freehold with vacant possession at a purchase price of £90,000.

VAT

Vat will not be charged on the purchase price.

Viewing

Strictly by appointment with sole agents:-

Robert Clark

Greenslade Taylor Hunt,

22 Princes Street, Yeovil, Somerset, BA20 1EQ

Telephone: 01935 423474

Email: robert.clark@gth.net



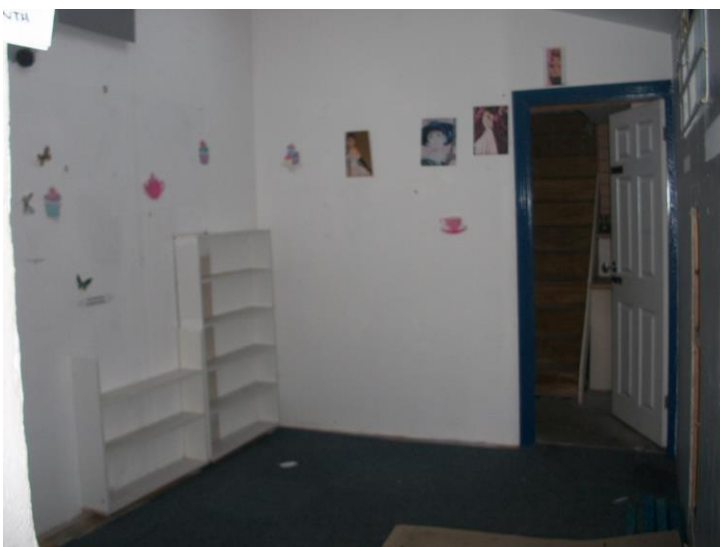


Front Shop Area

Middle Shop Area



Rear Shop Area



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.

Pictures of upstairs flat

