

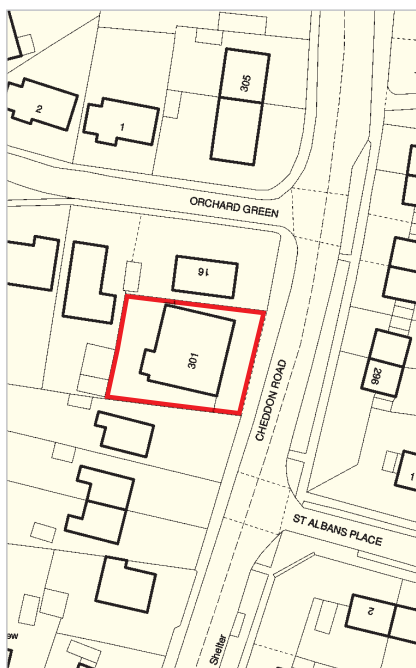
# Taunton

301 Cheddon Road  
Somerset  
TA2 7BA

- **Freehold Convenience Store and Residential Investment**
- Comprising a shop and a self-contained flat
- Entirely let to Costcutter Supermarkets Group Ltd on a lease expiring in 2027
- Located within a predominantly residential area
- No VAT applicable
- Rent Review 2017
- Current Rent Reserved

**£25,250 pa**

**SIX WEEK COMPLETION AVAILABLE**



## Tenure

Freehold.

## Location

Taunton, the county town of Somerset, is an affluent centre with a resident population of some 55,000, lying between Bristol and Exeter. Road communications are excellent with the M5 (Junction 25) within 2 miles of the town centre accessed via the A358. In addition there are regular rail services to Exeter/Plymouth, Bristol and London. The property is situated on the west side of Cheddon Road close to its junction with St Albans Place, within a predominantly residential area, to the north of Taunton town centre.

## Description

The property is arranged on ground and one upper floor. The ground floor provides a convenience store with office, staff and storage accommodation to the rear. The first floor provides a self-contained flat, access to which is from the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	14.8 m	(48' 7")
Net Frontage	14.1 m	(46' 3")
Ground Floor GIA	258.8 sq m	(2,786 sq ft)
First Floor Flat comprising 4 Rooms, Kitchen and Bathroom		

**NB. The first floor flat has not been inspected by Allsop. The accommodation details have been provided by the Vendor.**

## Tenancy

The entire property is at present let to COSTCUTTER SUPERMARKETS GROUP LTD for a term of 25 years from 10th April 2002 at a current rent of £25,250 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The property has been sub-let to a franchise at the passing rent until 10th January 2027.

## Tenant Information

No. of Branches: 1,700.

Website Address: [www.costcutter.co.uk](http://www.costcutter.co.uk)

For the year ended 28th December 2013, Costcutter Supermarkets Group Ltd reported a turnover of £775.724m, a pre-tax profit of £48,000, shareholders' funds of £39.041m and a net worth of £16.289m. (Source: riskdisk.com 13.01.2015)

The franchisee advises that they trade from a total of three stores and are in the process of opening a fourth.

## VAT

VAT is not applicable to this lot.

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## Energy Performance Certificate

Shop EPC Rating 86 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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