

Taunton

48 High Street

Somerset

TA1 3PR

- **Attractive Freehold Shop Investment**
 - Let to Your-Move.co.uk Limited
 - Lease expires 2020
 - Pedestrianised town centre location
 - VAT not applicable
 - Current Rent Reserved
- £26,000 pa**



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 good with the M5 (Junction 25) within two miles of the town centre, accessed via the A358. The property is situated within the town centre on the west side of pedestrianised High Street. The location is popular with estate agents with nearby occupiers including Webbers, Hallam & Co, Haart and Connells amongst others. In addition Tesco Express, Iceland, Hatchers Department Store and British Heart Foundation are close by.

Description

This Listed property is arranged on ground and two upper floors. The ground floor provides an estate agents whilst the upper floors comprise ancillary office accommodation. An alleyway to the side provides pedestrian access to a public car park to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	6.6 m	(21' 6")
Net Frontage	4.6 m	(15' 1")
Shop Depth	12.6 m	(41' 4")
Built Depth	13.9 m	(45' 7")
First Floor	56.0 sq m	(602 sq ft)
Second Floor	65.5 sq m	(705 sq ft)

Tenancy

The entire property is at present let to YOUR-MOVE.CO.UK LIMITED for a term of 35 years from 24th June 1985 at a current rent of £26,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

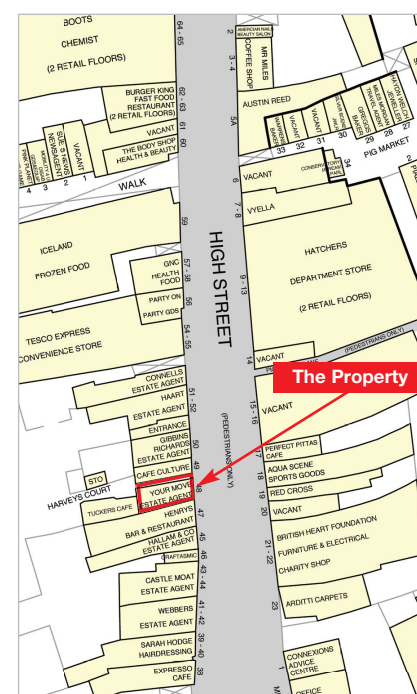
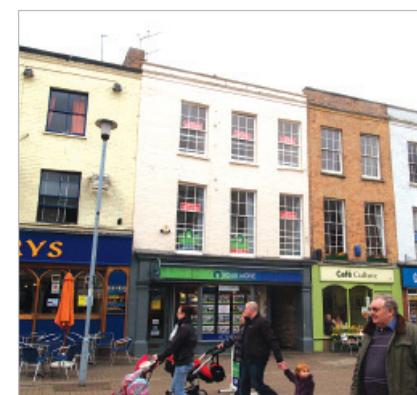
Your-Move.co.uk Limited is the largest single brand UK estate agency with a network of 330 branches (www.your-move.co.uk). For the year ended 31st December 2010, Your-Move.co.uk Limited reported a turnover of £60m, a pre-tax loss of £1m, shareholders' funds of £7.613m and a net worth of £7.567m. (Source: riskdisk.com 16.02.2012)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk



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

Seller's Solicitor C Cartwright Esq, Addleshaw Goddard. Tel: 0207 606 8855 Fax: 0207 606 4390
e-mail: christopher.cartwright@addleshawgoddard.com