

27 Canon Street | Taunton | TA1 1SW

FOR SALE/TO LET

Freehold property 1,343 sq ft / 125 sq ms
with parking. Potential for a variety of uses.



Neil Atkinson & Company
07768 317740
neil@neil-atkinson.co.uk



27 Canon Street | Taunton | TA1 1SW

LOCATION

Taunton is the principal commercial, administrative and retail centre for Somerset and is one of the fastest growing locations in the south west. Communications are excellent with Junction 25 of the M5 only 1.50 miles east of the town centre giving direct access to Bristol 47 miles to the north and Exeter 37 miles south. The town's railway station provides direct access to London Paddington, Bristol, Birmingham and Exeter. Both Bristol and Exeter airports are located within an hour's drive.

27 Canon Street occupies a prominent and central location within a mixed commercial and residential area close to Somerset County Cricket Ground. The 306 space Canon Street car park lies directly opposite.

DESCRIPTION

The property comprises an attractive traditionally built three-storey building fronting Canon Street and a separate single-storey timber framed building to the rear. There is a gated and tarmaced yard area accessed from Stephen Way to the rear which provides space for 5 cars.

Internally the property benefits from:

- Gas fired central heating
- Carpet to all work areas
- Good natural light to all work areas
- Wooden double-glazed window units to the majority of the space
- Kitchen areas for each building
- 3 separate WC's
- Security alarms for each building

USE

The whole property lies within the 'E' Use Class.

ACCOMMODATION (NET INTERNAL AREAS)

Three storey building:

Ground	32.68 sq ms	/	352 sq ft
First	18.63 sq ms	/	200 sq ft
Second	22.96 sq ms	/	247 sq ft

Single storey building:

Ground	50.59 sq ms	/	544 sq ft
Total	124.86 sq ms	/	1343 sq ft

PLANNING

A Planning Application has been made for an 8 Bed House in Multiple Occupation (HMO) with a decision currently pending.

Further information and proposed layout/floor plans can be viewed on Somerset Council's website using Planning Application reference 38/25/0341.

SERVICES

Mains electricity, gas, water, sewerage and drainage. Fibre optic broadband.

BUSINESS RATES

The current Rateable Value is £12,500.

Various rate reliefs are available and interested parties are advised to make their own enquiries with Somerset Council

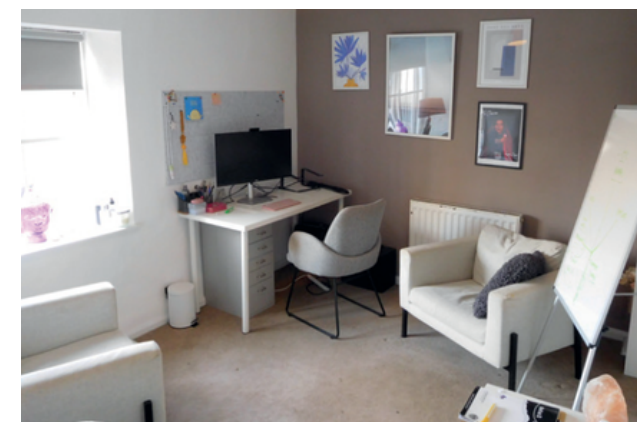
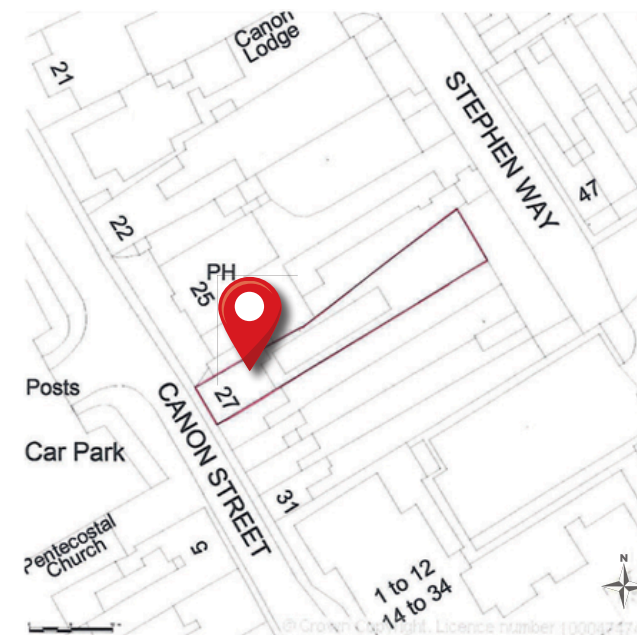
ENERGY PERFORMANCE CERTIFICATES (EPC)

Front building - E110
Single storey (Pavilion) building - B42
Copies of the EPC Certificates are available upon request.

DISPOSAL

The property is offered freehold with vacant possession with the benefit of the current planning application. Existing floor plans are available on request.

Alternatively a new full repairing and insuring lease of the whole will be actively considered.



27 Canon Street | Taunton | TA1 1SW

FREEHOLD PRICE

Offers in the region of £199,500 with vacant possession.

RENT

£14,500 per year exclusive.

VAT

The property has not been elected for VAT and VAT will not be chargeable on rent or sale.

LEGAL COSTS

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

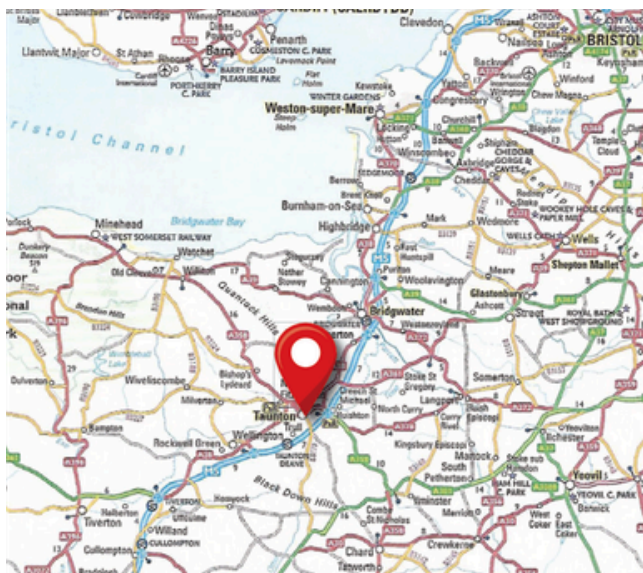
ANTI-MONEY LAUNDERING PROVISIONS (AML)

A successful Freehold bidder will be required to satisfy the AML requirements.

VIEWING

Only by appointment with the agents.

SUBJECT TO CONTRACT



Neil Atkinson & Company
07768 317740

neil@neil-atkinson.co.uk

NOTICE These particulars are produced in good faith as a general guide only and do not constitute any part of any offer or contract;

All statements contained in these particulars are made without responsibility on the part of Neil Atkinson & Co or the Vendor/Freeholder, and nothing contained in these particulars is to be relied upon as a statement or representation of fact: Any intending Tenant or Purchaser must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars;

The Vendor/Freeholder does not make or give and neither Neil Atkinson & Co nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property;

Neil Atkinson & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective Tenants or Purchasers should satisfy themselves as to the fitness of such equipment.

All rentals and prices are exclusive of VAT unless otherwise stated.

Please note that the Proprietor of Neil Atkinson & Co is a joint owner of this property.