



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

ACCOMMODATION

Ground Floor Shop

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

Basement Area

Approx. 170 sq ft

First and Second Floor Flat

2 Rooms, Kitchen, Bathroom/WC



Vacant Shop & Flat

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

* Refer to Point 9 in the 'Notice to all Bidders' page



JOINT AUCTIONEERS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts