



## SITUATION

Located on the western side of North Street within the town centre, near to the junction with Fore Street, and amongst such multiple retailers as **Greggs, Santander, Paddy Power, Mountain Warehouse, Barclays, Cancer Research, Timpson, Merkur Slots, HSBC and Ask Italian.** Taunton is the county town of Somerset 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 mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor.

**VAT is applicable to this Lot**

## ACCOMMODATION<sup>1</sup>

### Ground Floor Shop

Gross Frontage	18'6"
Internal Width	16'7"
narrowing at rear to	8'1"
Shop Depth	70'4"
Built Depth	99'9"
Sales Area	Approx. 1,011 sq ft
Store Area	Approx. 125 sq ft

### First Floor Ancillary

Sales Area	Approx. 603 sq ft
WCs	

**Total Area** **Approx. 1,739 sq ft**

<sup>1</sup>Not inspected by Barnett Ross. Areas supplied by Vendor.

## FREEHOLD offered with VACANT POSSESSION

**Note 1: The property was previously occupied by an Art Gallery until mid 2025 at a rent of £40,000 per annum.**

**Note 2: There may be potential to convert the upper part into Residential Use, subject to obtaining the necessary consents.**

**Note 3: Refer to the Auctioneers for the video tour of the property.**

# Vacant Shop & Upper

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

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