

140 East Reach, Taunton, Somerset, TA1 3HN

Sale Agreed £250,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH JUNE 2024
- VIDEO TOUR NOW ONLINE
- LEGAL PACK COMPLETE
- VIEWINGS - REFER TO DETAILS
- JUNE LIVE ONLINE AUCTION
- FREEHOLD MIXED USE INVESTMENT
- 4 BEDROOM HMO | RETAIL UNIT
- FULLY LET - £28,080 PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold MIXED USE INVESTMENT OPPORTUNITY (1573 Sq Ft) comprising RETAIL UNIT and 4 BED HMO on the upper floors producing an INCOME of £28,080 PA

140 East Reach, Taunton, Somerset, TA1 3HN

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 140 and 140 A East Reach, Taunton, Somerset TA1 3HN

Lot Number 50

The Live Online Auction is on Wednesday 19th June 2024 @ 17:30
Registration Deadline is on Monday 17th June 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

THE PROPERTY

A Freehold mixed use property (1573 Sq Ft) arranged over 3 floors comprising a retail unit and 4 bedroom HMO / Maisonette on the upper floors.

140 - Ground Floor | Retail Unit | 425 Sq Ft
140 A - First and Second Floors | 4 Bedroom Maisonette | HMO | 1148 Sq Ft

Tenure - Freehold

Council Tax - B

EPC - C (140)

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

MIXED USE INVESTMENT | BREAK UP

The block is fully let producing £28,080 pa and offers an excellent high yielding investment or break up opportunity.

140 - £500 pcm | £6,000 pa | Expires October 2028

140 A - £1,840 pcm | £22,080 pa | AST

Please refer to online legal pack for copies of the commercial leases and AST.

NB

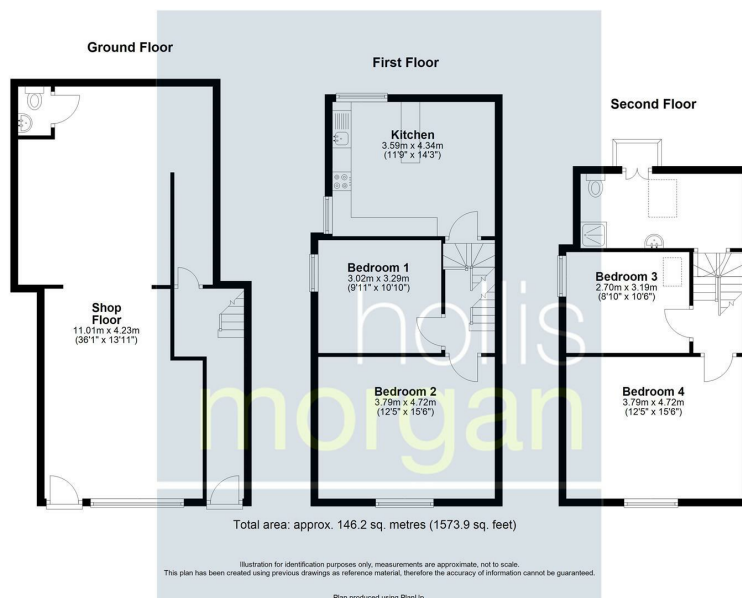
Interested parties should note the vendor is also selling two other adjoining lots.

3A, 3B and 3C South Street, Taunton, Somerset, TA1 3HN

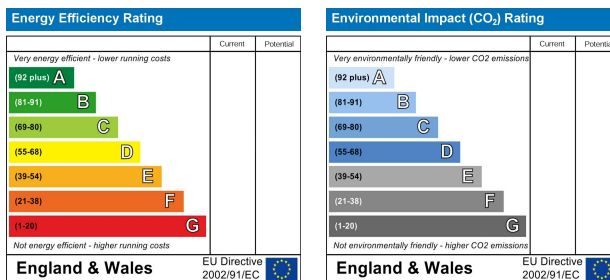
•143 East Reach, Taunton, Somerset TA1 3HN

Please visit the Hollis Morgan website for further details.

Floor plan



EPC Chart



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Clifton

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Hollis Morgan Property Limited, registered in England, registered 7275716.

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Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.