

# 150, East Reach, Taunton, Somerset, TA1 3HT

Auction Guide Price +++ £55,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 15TH OCTOBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- OCTOBER LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT OPPORTUNITY
- MIXED USE | 2715 Sq Ft
- REQUIRED MODERNISATION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold MIXED USE PROPERTY ( 2715 Sq Ft ) now in need of MODERNISATION with DEVELOPMENT POTENTIAL stc on a 0.14 ACRE SITE.

# 150, East Reach, Taunton, Somerset, TA1 3HT

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 150 East Reach, Taunton, Somerset TA1 3HT

Lot Number TBC

The Live Online Auction is on Wednesday 15th October 2025 @ 12:00  
 \*\*\*PLEASE NOTE NEW START TIME  
 Registration Deadline is on Friday 10th October 2025 @ 17:00

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 mid terraced mixed use property occupying a 0.14 Acre plot with garden. The accommodation ( 2715 Sq Ft ) is arranged over two floors with an open plan retail unit and some residential accommodation plus a bathroom and bedroom on the first floor and various outbuildings and garden to rear.

Tenure - Freehold

Council Tax - A

Commercial Rateable Value - £7,400 pa

EPC - D (Commercial)

### THE OPPORTUNITY

MIXED USE FOR MODERNISATION

The property now requires complete modernisation with huge scope for a range of commercial and residential developments. The vendors have prepared some preliminary proposals for development but we understand no planning has been sought. Interested parties to make their own investigations - all subject to gaining the necessary consents.

### PLANNING AND FURTHER INFORMATION

We understand the commercial areas have been occupied as a shop and as such are within Class E of the current Use Classes Order, the revised provisions of which came into force on 1st September 2020. As such the property has 'Commercial Business and Service' Use to include retail, financial and professional services, cafes and restaurants, offices, research and development, clinics, health centres and nurseries. The residential areas fall under use class C3 (Dwelling houses).

### LOCATION

The property is located along East Reach Road, a busy thoroughfare serving the town for pedestrians and motorists alike. The premise occupies a prominent trading position surrounded by other retailers close to Taunton's town centre. Taunton is the county town of Somerset with a population of approximately 75,000 people, a strong office based economy and a busy town centre, boasting numerous retailers and leisure occupiers, with significant developments to improve the town currently taking place. Taunton provides an extensive range of facilities and also has access to the M5 motorway, there is a main line city rail link which is easily accessible, London Paddington being about 2 hours. The property is also well placed for easy access to the Brewhouse, Somerset County Cricket Ground and St. Marys Church.



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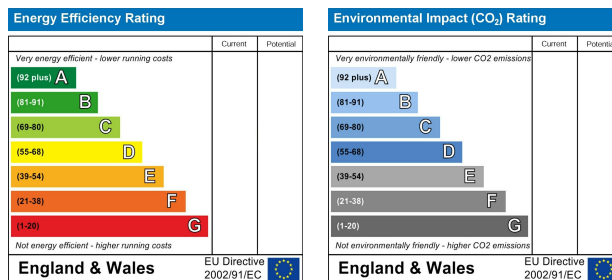
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## Floor plan



## EPC Chart



## 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.