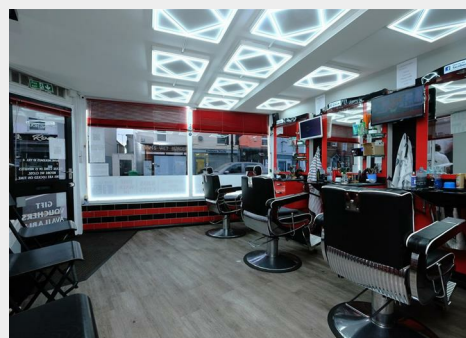
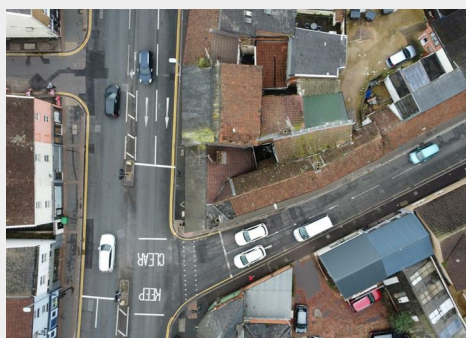


143, East Reach, Taunton, Somerset, TA1 3HN

Sold @ Auction £140,000



- FOR SALE BY ONLINE AUCTION
- VIDEO TOUR NOW ONLINE
- LEGAL PACK COMPLETE
- WEDNESDAY 24TH JULY 2024
- VIEWINGS - REFER TO DETAILS
- SOLD @ JULY ONLINE AUCTION
- FREEHOLD MIXED USE INVESTMENT
- 2 X RETAIL | 1 X 1 BED FLAT
- £11,720 PA | POTENTIAL FOR £19,000 PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold MIXED USE INVESTMENT OPPORTUNITY (1550 Sq Ft) comprising 2 X RETAIL UNITS and 1 X 1 BED VACANT FLAT producing an INCOME of £11,720 PA with POTENTIAL for £19,000 PA

143, East Reach, Taunton, Somerset, TA1 3HN

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ JULY ONLINE AUCTION ***

GUIDE PRICE £135,000 +++
SOLD @ £140,000

ADDRESS | 143, 143 A & 143 B, East Reach, Taunton, Somerset TA1 3HN

Lot Number 67

The Live Online Auction is on Wednesday 24th July 2024 @ 17:30
Registration Deadline is on Monday 22nd July 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose 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 Grade II Listed Freehold mixed use property (1550 Sq Ft) arranged over 2 floors comprising 2 retail units and a self contained 1 bedroom flat on the first floor.

143 - Ground Floor | Retail Unit | 350 Sq Ft
143 B - Ground Floor | Retail Unit | 255 Sq Ft
143 A - First Floor | 1 Bedroom Flat | 665 Sq Ft

Tenure - Freehold
Council Tax - A
EPC - C (143, 143b) and 143a PRS exemption
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 currently producing £11,720 pa with the potential for £19,000 pa if fully let

Excellent high yielding investment or break up opportunity.

143 - £560 pcm | £6,720 pa | Expires February 2028
143 B - £416 pcm | £5,000 pa | Expires February 2027
143 A - Vacant (previously let for £525 pcm)

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

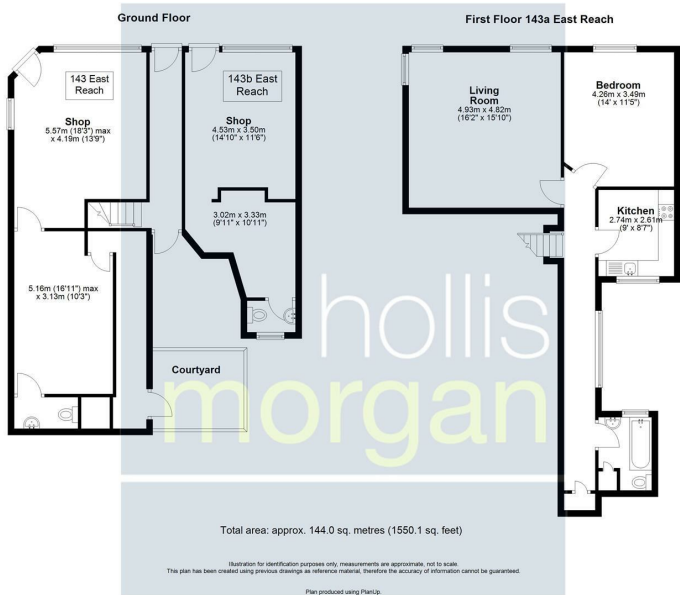
NB

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

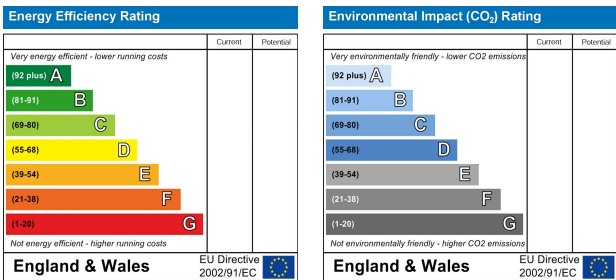
3A, 3B and 3C South Street, Taunton, Somerset, TA1 3HN

Please visit the Hollis Morgan website for further details.

Floor plan



EPC Chart



9 Waterloo Street
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Hollis Morgan Property Limited, registered in England, registered 7275716.
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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.