



A3 Takeaway & Flat Investment FOR SALE

31 North Street, Wellington, Somerset TA21 8LY

- Popular takeaway establishment close to the town centre.
- Ground floor sales 454 sq ft including kitchen and prep room, first floor living accommodation 291 sq ft.
- Let for 12 years from 23rd March 2012 with a rent review on 23rd March 2018.
- Rent passing £14,400pa.

Freehold Guide Price: £150,000.

Location

The property occupies a prominent trading location close to Wellington's town centre.

The town, with a population of 12,000, is just off the A38 six miles south-west of the county town of Taunton and within two miles of junction 26 of the M5 motorway.

Wellington has and continues to see notable expansion with both residential and commercial development projects on the outskirts of the town.

Description

The premises', which are arranged over ground and first floors, are mid-terraced and of traditional brick construction under a pitched slate covered roof.

Internally, the ground floor is laid out as a takeaway with a sales area to the front, a prep room in the middle and a kitchen with access to a small bin yard to the rear. Access to the first floor is gained through the prep room; there are 2 residential rooms with a large hallway and bathroom on this floor.

Accommodation

We calculate the net internal floor areas of the shop to be as follows:-

Sales	23.00 sq m	248 sq ft
Prep Room	12.03 sq m	130 sq ft
Kitchen	7.07 sq m	76 sq ft
Total	42.1 sq m	454 sq ft

The residential accommodation has a gross internal area of approximately 291 sq ft.

Services

The premises' are connected to mains electricity, water, gas and drainage.

Business Rates & Council Tax

The takeaway has a rateable value of £2,500 per annum. 100% Small Business Rates relief is available to some occupiers.

The residential accommodation is listed within Band 'A,' the current council tax charge to 31st March 2018 being £1,027.20 per annum.

Energy Performance Certificate

The property has an Energy Rating of D(81). A full copy of the EPC is available upon request.

Tenancy Details

The premises are let to Serkan Akbulut and Dede Akbulut on a new full repairing lease for 12 years to expire on 22nd March 2024.

The rent payable is £14,400 per annum to include water, insurance and council tax. The tenant pays for electricity, gas and repairs. There is a rent review on the 23rd March 2018.

Terms

The property is available for sale freehold with the lease in place at a guide price of £150,000.

VAT

We are advised that the property is not registered for VAT, therefore VAT will not be payable on the purchase price.

Viewing

Strictly by appointment with sole agents:-

Joseph Hughes

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