

**REFERENCE:** 7067 – First Quench Retailing Ltd, Williton



## Freehold Retail Investment & Residential Development - Williton

**ADDRESS:** 31, Long Street, Williton, Somerset, TA4 4QP

- Freehold Retail / Commercial Investment and Residential Development.
- Partly let to First Quench Retailing Ltd on 15 year lease.
- Planning consent to provide 2 x 1 bed and 2 x 2 bed flats

### LOCATION

Estimated District Population: 35,000

Miles: 8 miles south east of Minehead

16 miles north west of Taunton

Roads: A39, A358, M5

Rail: London Paddington via Taunton

16 miles west of Bridgewater

### SITUATION

The property is situated on the north side of Long Street (A39), close to its junction with Danesborough view East.

### DESCRIPTION

Shop arranged on the ground floor with a self contained office / consulting room to the side. In addition the property benefits from a self contained maisonette arranged on the first and second floors, a large garden and customer parking for approximately 10 vehicles to the front.

### ACCOMMODATION

Floor	Accommodation	Area	Tenant	Term	Rent
Ground	Sales	335 Sq. Ft.	First Quench Retailing Ltd.	15 years from 3 November 2005 with 5 yearly rent review. There is a tenant's option to break a lease at year 5 and an option to renew the lease for further 15 years.	£8,000 p.a.
	Ancillary	810 Sq. Ft.			
Ground	Office / Consulting Room	280 Sq. Ft.	N Metcalfe (t/a Back to Health)	5 years from February 2006. Tenant is in discussions with the vendor to regear the lease for a new term of 10 years at a rent of £4,000 p.a. and a rent review at year 5. Negotiations are under way	£3,200 p.a.
Total Ground Floor 1425 sq ft				Total Rent	£11,200 p.a.

**First & Second Floor:** Residential – 4 Rooms, Kitchen and Bathroom – Offered with Vacant Possession on

completion. Planning consent to provide 2 x 1 bed and 2 x 2 bed flats

**RENT:** £11, 200 p.a. **TENURE:** Freehold

**VAT IS:** Not Applicable

**PRICE:** Offers in excess of £ 300,000

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