

MIDSOMER NORTON, 38 High Street, BA3 2DL

FORMER POUNDLAND TO LET/MAY SELL SUBJECT TO VACANT POSSESSION



LOCATION

Midsomer Norton is a historic market town located in Somerset, approximately 10 miles (16km) southwest of Bath, 16 miles (26km) southeast of Bristol and 126 miles (203km) west of London.

DEMOGRAPHICS

Midsomer Norton boasts an affluent population of approximately 12,000 residents. The town is characterised by a mix of middle-class families and retirees, reflecting its appeal as a peaceful residential area. The town serves as a commuter town for professionals employed in Bristol and Bath.

SITUATION

The subject property benefits from a highly prominent position on the northern side of High Street.

ADDITIONAL FEATURES

The property benefits from a large rear car park, and is fitted with 117 roof-mounted solar panels with 29.8kw of installed capacity. Further information is available upon request.

ACCOMMODATION

The property provides the following approximate Net Internal Areas (NIA);

Lower Ground Floor:	4,499 sq ft	417.97 sq m
Ground Floor:	5,500 sq ft	510.96 sq m
First Floor:	2,949 sq ft	273.97 sq m
TOTAL:	12,948 sq ft	1,202.9 sq m



LEASE TERM

A new full repairing and insuring lease for a term to be agreed.

RENTAL

£80,000 per annum exclusive.

BUSINESS RATES

Rateable Value: £67,500

Rates Payable: £37,462

PRICE

£800,000 subject to contract and exclusive of VAT.

Further information is available upon request.

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LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWINGS AND FURTHER INFORMATION

All viewings should be made strictly via appointment.



