



For Sale

Online Auction 17th March 2025
Guide price: £400,000

33 Fore Street, Taunton, Somerset, TA1 1HR

3,445 Sq Ft
(320 Sq M)

Summary

- Affluent county town with good footfall all year round
- Approx. 1,572 sq ft sales area plus storage
- Potential for conversion to alternative uses STP
- Highly prominent location
- Large open plan sales area and storage above
- Prime retail location
- Surfaced car parking in close proximity
- For sale by online auction on **17th**

March 2025 at 09:00. Auction ends on the 19TH of March 2025 at 15:10

Location:

The property occupies a prime and prominent position on Fore Street, surrounded by a variety of local occupiers and nationals such as Shoe Zone and TK Maxx.

Description:

A fantastic opportunity to purchase a large and prominent freehold building in the heart of Taunton. The building is likely to suit owner occupiers and investors alike, with the upper parts providing residential development potential STP.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

The internal accommodation provides the following approximate dimensions and floor areas:

Gross Frontage: 10.1m
Return Frontage: 14.8m
Internal Width: 8.9m
Shop Depth: 17.4m

The first floor accommodation has separate access, which may lend the building to a conversion of the upper parts or part letting, thereby increasing its appeal.

The substantial building offers the opportunity for an occupier to tailor the accommodation to their individual needs.

The building is Listed and are therefore exempt from paying Empty Rates.

	sq m	sq ft
Ground Floor Sales	146	1,572
First Floor Anc	98	1,060
Second Floor Anc	76	817
Total	320	3,445

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

D (77)

Planning:

The amended use classes would mean this property could be used for E class uses which includes retail, cafe/restaurant. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £63,000, therefore making the approximate Rates Payable £34,398 per annum for 2024/25.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The freehold of the site is available at auction on 17th March 2025 at 09:00. Auction ends on the 19th of March 2025 at 15:10. Interested parties to view Cheffins website to access the legal pack and to register to bid. Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each Property will be subject to a Reserve (a figure below which the auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

VAT is payable on the purchase price.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

Zach Maiden

Tel: **07770 442592**

Email: zmaiden@vickeryholman.com

Charles Harris

Tel: **07809 199583**

Email: charris@vickeryholman.com

Exeter Office

Balliol House, Southernhay Gardens,
Exeter, Devon, EX1 1NP