



35 East Reach, Taunton, TA1 3ES

End terrace 2 storey unit with parking. Ideal for retail/trade counter/redevelopment

Summary

Tenure	For Sale
Available Size	166 sq m / 1,786.81 sq ft
Price	£250,000
Service Charge	N/A
Rateable Value	£13,250 Small business rate relief may be applicable
EPC Rating	D

Key Points

- Trade Counter
- Prominent secondary trading location
- Rear loading off the yard/car park
- Significant advertising space on gable end
- With car parking and yard
- Retail with ancillary on the ground floor and an office on the 1st
- Adjacent to Esso/Tesco Express

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Summary

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Price	£250,000
Rateable Value	£13,250 Small business rate relief may be applicable
Service Charge	N/A
Car Parking	Parking at rear
VAT	To be confirmed
Estate Charge	N/A
EPC Rating	D

Description

A two storey employment unit. The ground floor comprises a trade counter/retail with ancillary accommodation at the rear.

The first floor comprises a kitchen, WC and office.

Rear loading doors are off the car park.

Car parking for circa 8 vehicles with a yard and security fencing/gate.

Location

East Reach is a secondary trading location being one of the towns main arterial roads with significant passing traffic.

Well known occupiers include Nuffield Health, Lumination Lighting and Tesco Express.

Enjoying a prominent location on East Reach. Next to the Esso petrol station.

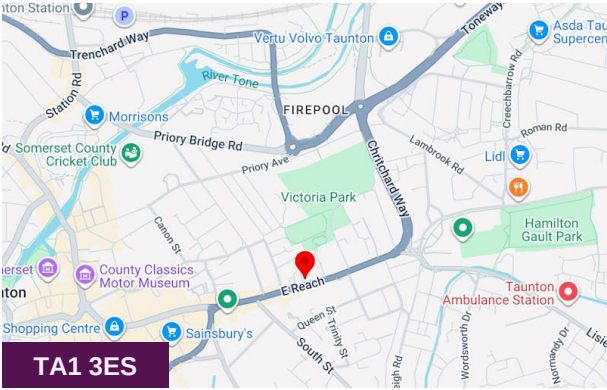
Restricted on street parking immediately outside the property.

The town centre is a short walk.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,279.29	118.85	Available
1st	505.69	46.98	Available
Total	1,784.98	165.83	



Viewing & Further Information



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