



9B THE GREEN,  
EAST STREET, MARTOCK,  
SOMERSET TA12 6NE

**FOR SALE**  
**£78,000 FREEHOLD**

**RARE FREEHOLD FOR SALE - POTENTIAL 7-7.5% YIELD**  
**GRADE II LISTED VILLAGE SHOP WITH FIRST FLOOR OFFICE AND**  
**SECOND FLOOR STORAGE**

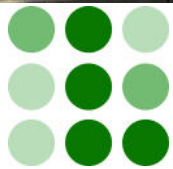
**SITUATED OPPOSITE THE VILLAGE POST OFFICE**

36 SQ M (386 SQ FT) EPC Band = D

 **LACEYS**  
**YEOVIL LTD**



12-14 Hendford, Yeovil, Somerset BA20 1TE  
Tel: 01935 425115 Email: [info@laceysyeovil.co.uk](mailto:info@laceysyeovil.co.uk)



9B THE GREEN,  
EAST STREET, MARTOCK, SOMERSET, TA12 6NE



- **Grade II Listed retail premises**
- **Popular South Somerset village with many local traders**
- **Situated opposite the village Post Office**
- **Rare Freehold opportunity for business owner-occupiers or investors - potential 7-7.5% yield**

[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.zoopla.co.uk](http://www.zoopla.co.uk)

## **LOCATION**

The property is located within the picturesque village of Martock, in South Somerset. Situated opposite the Post Office, and very close to the principal village thoroughfare, this is a rare opportunity to acquire a Freehold shop in such a favourable position. Martock offers an excellent range of amenities, including a supermarket, opticians, pharmacy, doctor's surgery, primary school, public houses, restaurants and churches. The village has a resident population in excess of 4,700, and is located within a mile of the A303 Trunk Road, 8 miles north-west of Yeovil and 22 miles east of Taunton and the M5.

## **DESCRIPTION**

The shop forms the end of a nineteenth century terrace of two storey dwelling houses, comprising local Hamstone elevations under a dual pitched roof covered with double-roman clay tiles. With double-fronted timber shop front, the ground floor comprises the retail space, with ancillary rear corridor leading to the WC. The first floor is currently arranged as office space, with further steep staircase up to a loft storage room.

## **ACCOMMODATION**

The building, with approximate maximum dimensions and Net Internal Area, comprises the following:-

### Ground Floor

Shop 4.60m x 3.59m (2.54m min) 15.86 sq m 171 sq ft

Rear Corridor to WC

### First Floor

Office 4.65m x 3.58m (2.59m min) 13.09 sq m 141 sq ft

Cupboard recess 1.00 sq m 11 sq ft

### Second Floor

Storage (min 1.5m headroom) 5.82 sq m 63 sq ft  
35.77 sq m 386 sq ft

## **LOCAL TAXATION**

The property is currently assessed at a Rateable Value of £3,900 in the 2017 Rating List (this is NOT the Rates payable). You should contact South Somerset District Council (01935 462462) for the Rates payable, as this depends on the current Multiplier and any Reliefs which may be available.

## **TOWN PLANNING**

We are advised that the shop has previously had permission to be used as a "Shop" and also for "Financial and Professional Services". However we have made no enquiries in this regard, and you are advised to contact South Somerset District Council on 01935 462462, or visit [www.southsomerset.gov.uk](http://www.southsomerset.gov.uk).

## **TENURE**

The Freehold is available with vacant possession on completion.

## **GUIDE PRICE**

**£78,000 Freehold.**

Previously let at £5,700 pa, representing a 7.3% gross yield.

## **FURTHER INFORMATION**

Viewings by appointment can be arranged with the SOLE AGENT:-

**David J MacLauchlan BSc (Hons) MRICS (Director)**

**LACEYS YEOVIL LTD, 12-14 Hendford, Yeovil, Somerset, BA20 1TE**

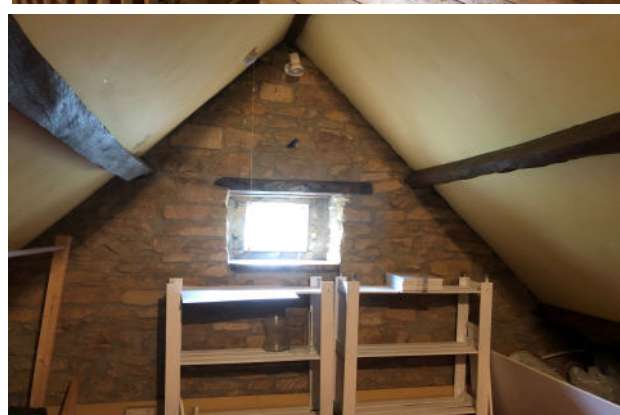
Tel: 01935 425115 Email: [info@laceysyeovil.co.uk](mailto:info@laceysyeovil.co.uk)

## **VAT**

Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). We have been advised that the property has not been elected for VAT, but any intending purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

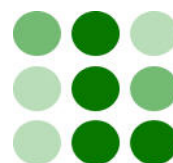
## **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred during the transaction.



## **DIRECTIONS**

From North Street in the centre of Martock, turn into East Street (by The Pinnacle), and the shop will be found on the left hand side.

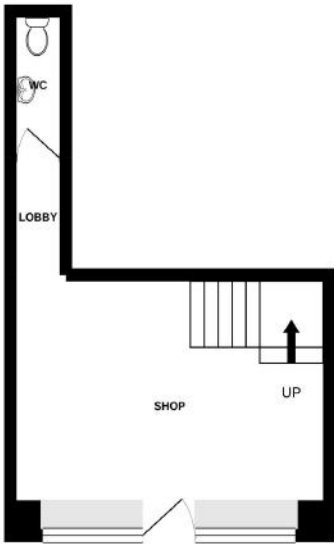


[www.laceysyeovil.co.uk](http://www.laceysyeovil.co.uk)  
[Info@laceysyeovil.co.uk](mailto:Info@laceysyeovil.co.uk)

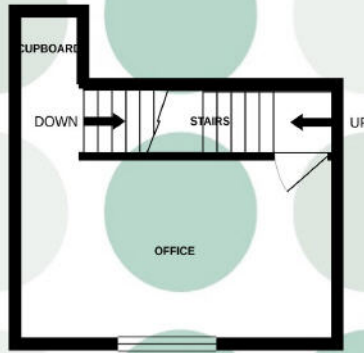
12-14 Hendford, Yeovil, Somerset BA20 1TE  
**01935 425 115**

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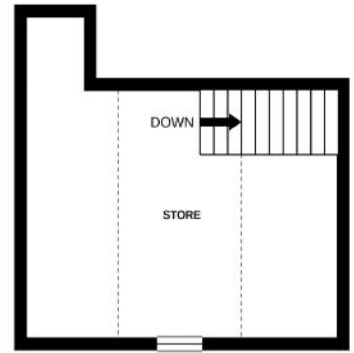
GROUND FLOOR



1ST FLOOR



2ND FLOOR



# LACEYS YE OVILLTD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Performance Asset Rating

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**88**

This is how energy efficient the building is.

WWW.EPC4U.COM

### Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

### Photographs / Floor Plans

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