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48 HIGH STREET, GLASTONBURY, BA6 9DX
£150,000 - LONG LEASEHOLD

An opportunity to purchase a ground floor retail unit located on the thriving Glastonbury High Street. The accommodation is arranged across the ground floor and comprises of a spacious retail area, kitchen, office, two WC's and storage space. The property is let to a well-established tenant and is offered as an investment property.

Please note that the property is Grade II listed and is situated within Conservation Area. The property will be granted a new 999 year lease with a ground rent of £10 per annum and a 50/50 responsibility for the roof.

The property is a mid-terrace building with residential accommodation above.

The property is let to a well-established tenant and is offered as an investment property. Please note that the tenant 'Fairyland Aromatics' is not affected by the proposed sale.

Let to Fairyland Aromatics under a commercial lease dated 3rd October 2018 for a term of five years. Current passing rent £10,000 per annum. Additional lease terms are available to seriously interested parties.

SHOP/RETAIL SPACE

21' 3" x 17' 6" (6.48m x 5.33m)

Glazed windows and entrance door to front. Light and power. Doors to office and hallway.

OFFICE AREA

13' 3" x 11' 2" (4.04m x 3.4m)

Glazed window to rear. Radiator.

HALLWAY

Door to kitchen and rear fire escape.

KITCHEN AREA

11' 2" x 14' 3" (3.4m x 4.34m)

Fitted sink area. Fitted shelving. Two storage cupboards with fitted shelving. Obscured glazed window to side. Door to hallway.

HALLWAY

Doors to both cloakrooms.

CLOAKROOM ONE

Fitted with a low level WC and wall mounted wash basin. Extractor fan. Obscured glazed window to side.

CLOAKROOM TWO

Fitted with a low level WC and wall mounted wash basin. Extractor fan. Obscured glazed window to side.



PROPERTY INFORMATION:

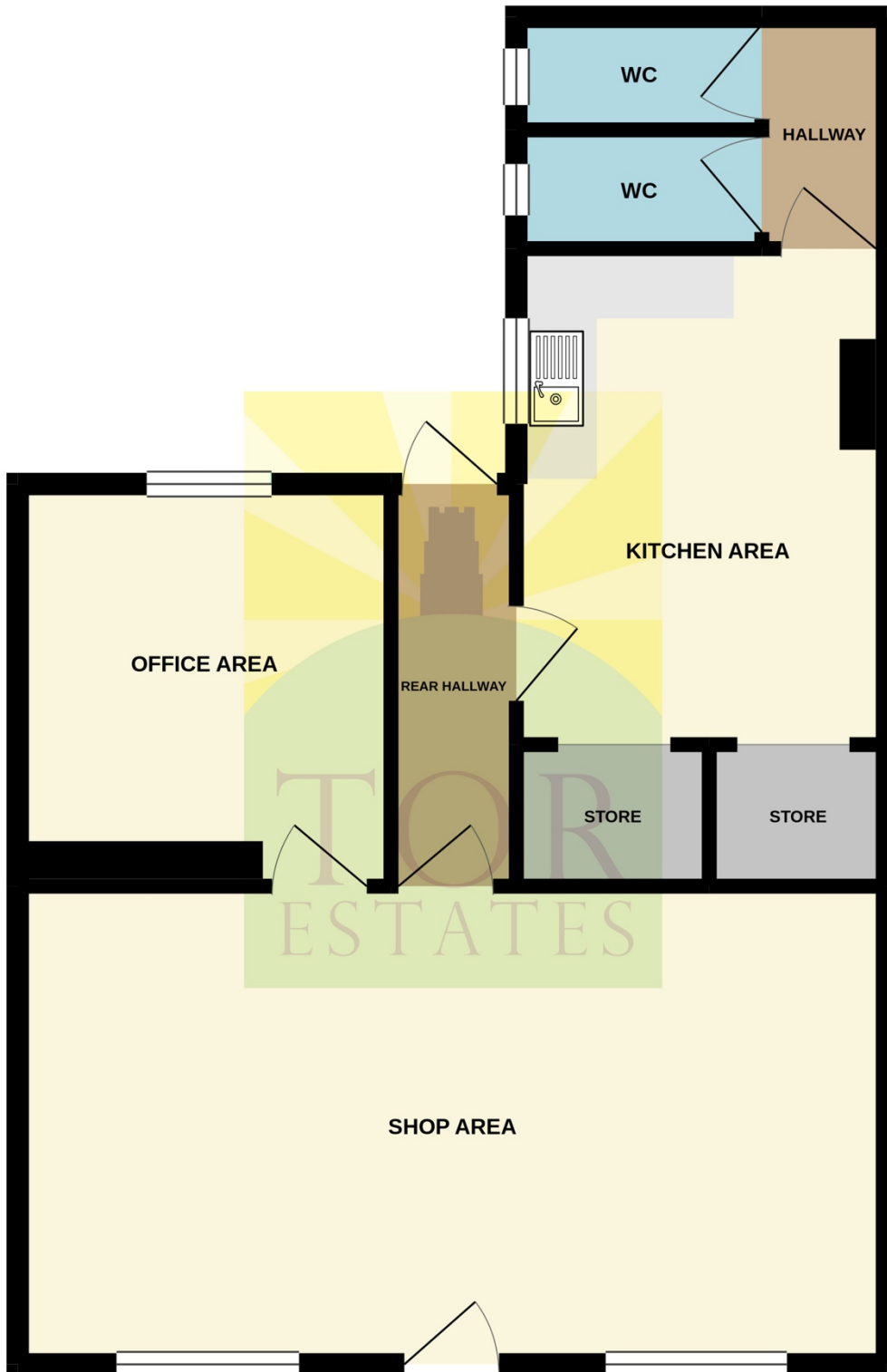
TENURE:	Long Leasehold
SERVICES:	Mains connected electric, gas, drainage and water
LOCAL AUTHORITY:	Mendip District Council. A1
LENGTH OF LEASE:	New 999 year lease
BUILDINGS INSURANCE:	50/50 with 48A - £288 per annum based on last renewal
MAINTENANCE CHARGE:	None. 50/50 contribution for any roof works required.
GROUND RENT:	£10 per annum
VIEWING ARRANGEMENT:	By appointment only through Tor Estates. Please call us to arrange a convenient appointment.
RENTAL VALUE:	Currently achieving £10,000 per annum

MORTGAGE ADVICE

Would you like to have advice from a fully qualified Mortgage Consultant with access to the whole market? Tor Finance will assess your needs and recommend the best mortgage product available to you. Please call us to arrange a free consultation.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE
PHONE: 01458 888020 – OPTION 3**

GROUND FLOOR



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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