



25 Fore Street  
Chard  
Somerset  
TA20 1PP

**Ideal investment opportunity for sale**

**N.I.A of 79.61 sq m (857 sq ft)**

- Three storey Grade II Listed building in a prime high street location.
- Planning application to be determined to develop the upper floors into two studio apartments.
- Ground floor lock-up shop premises.



## LOCATION

Chard is a small town located in Somerset, approximately 16 miles South of Taunton and 17 miles West of Yeovil. The premises has a prominent position on Fore Street which is the main shopping street of the town. Nearby retailers include Boots, Holland & Barrett, Specsavers, Superdrug and the British Heart Foundation.

## DESCRIPTION

Gross frontage: 4.52m  
Internal width: 4.34m  
Internal depth: 6.20m

Ground floor sales area: 24.95 sq m  
Basement storage: 18.7 sq m  
First floor area: 27.33 sq m  
Second floor area: 27.33 sq m

Three storey Grade II listed period property with a modern shop front and access from Fore Street. Inside there are staircases leading to the basement and upper floors.

A planning application has been submitted for the conversion of the upper floors to provide two studio apartments and a self-contained lock-up shop premises on the ground floor. Final approval to be determined.

The property would make an ideal investment opportunity within a town centre location.

## LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

## TENURE

The freehold interest is offered for sale by private treaty with a guide price of £110,000 plus VAT.

## EPC

EPC rating: TBC.

## BUSINESS RATES

According to the Valuation Office website, the premises is assessed as the following:

Rateable Value: £8,500

For verification purposes, interest parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk).

## ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice the floor areas calculated are noted below:

	Sq m	Sq ft
<b>Ground floor</b>		
Sales area	24.95	269
Store	3.39	36
<b>Lower ground floor</b>		
Basement	18.7	201
<b>First floor</b>		
WC		
Room	27.33	294
<b>Second floor</b>		
Room	27.33	294

## VIEWING

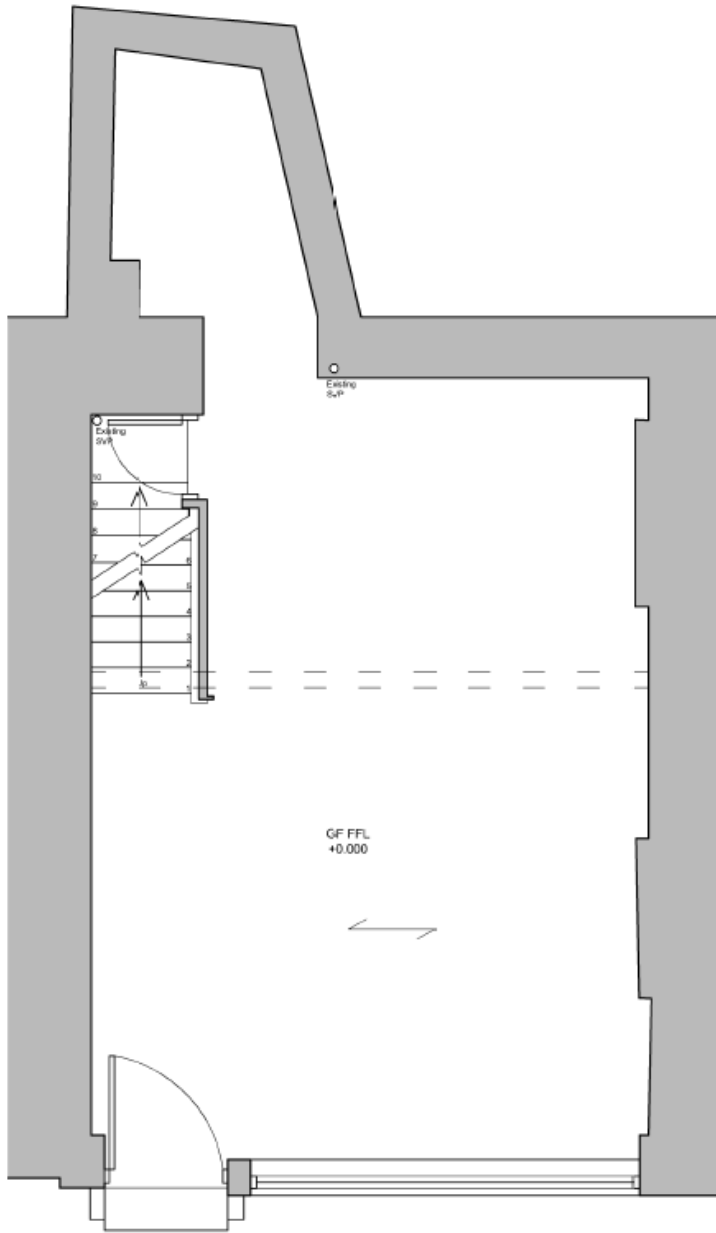
All viewings should be made through the sole agent, Carter Jonas. Contact Stephen Richards to arrange:

T: 01823 428 590 | M: 07968 216 596

E: [stephen.richards@carterjonas.co.uk](mailto:stephen.richards@carterjonas.co.uk)

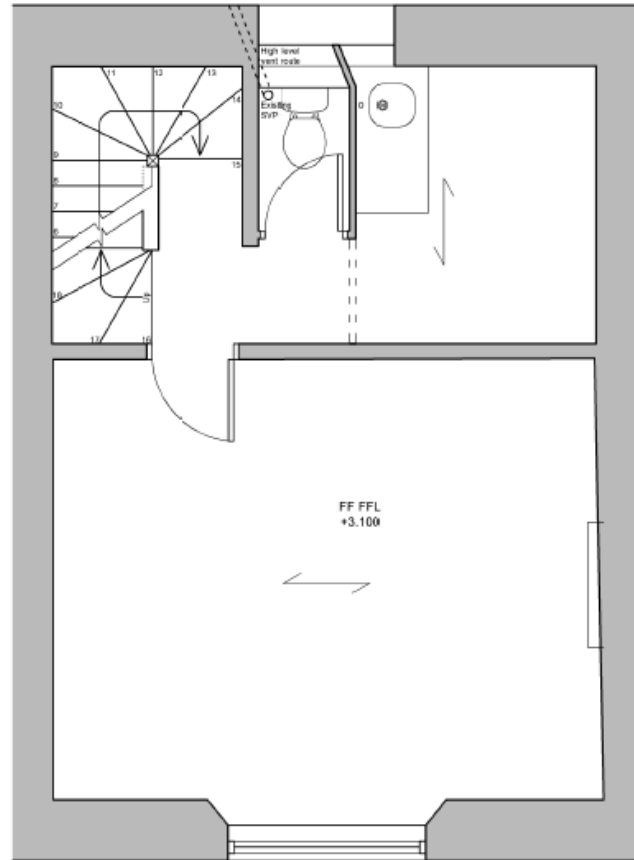


**SUBJECT TO CONTRACT**



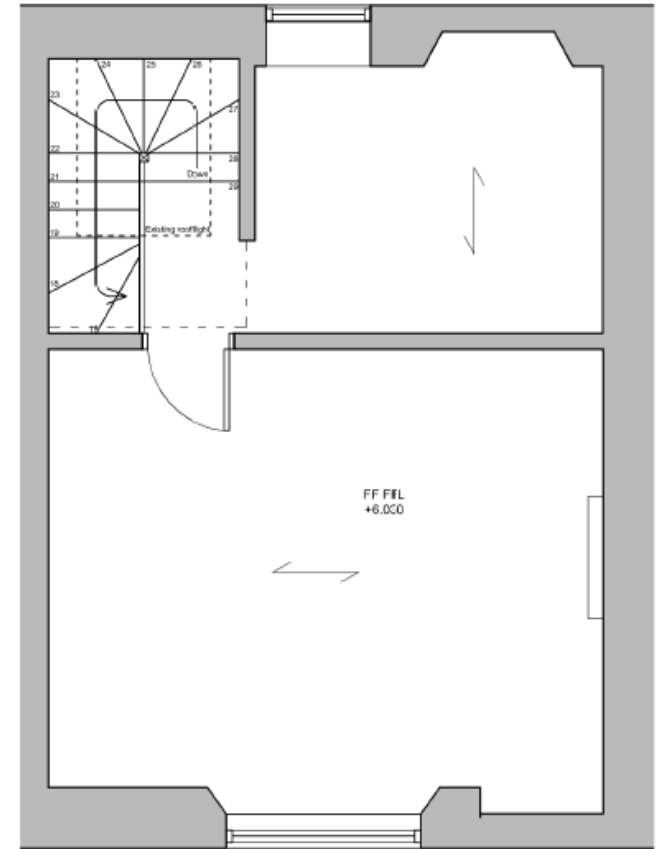
Existing Ground Floor Plan

Scale 1:50



Existing First Floor Plan

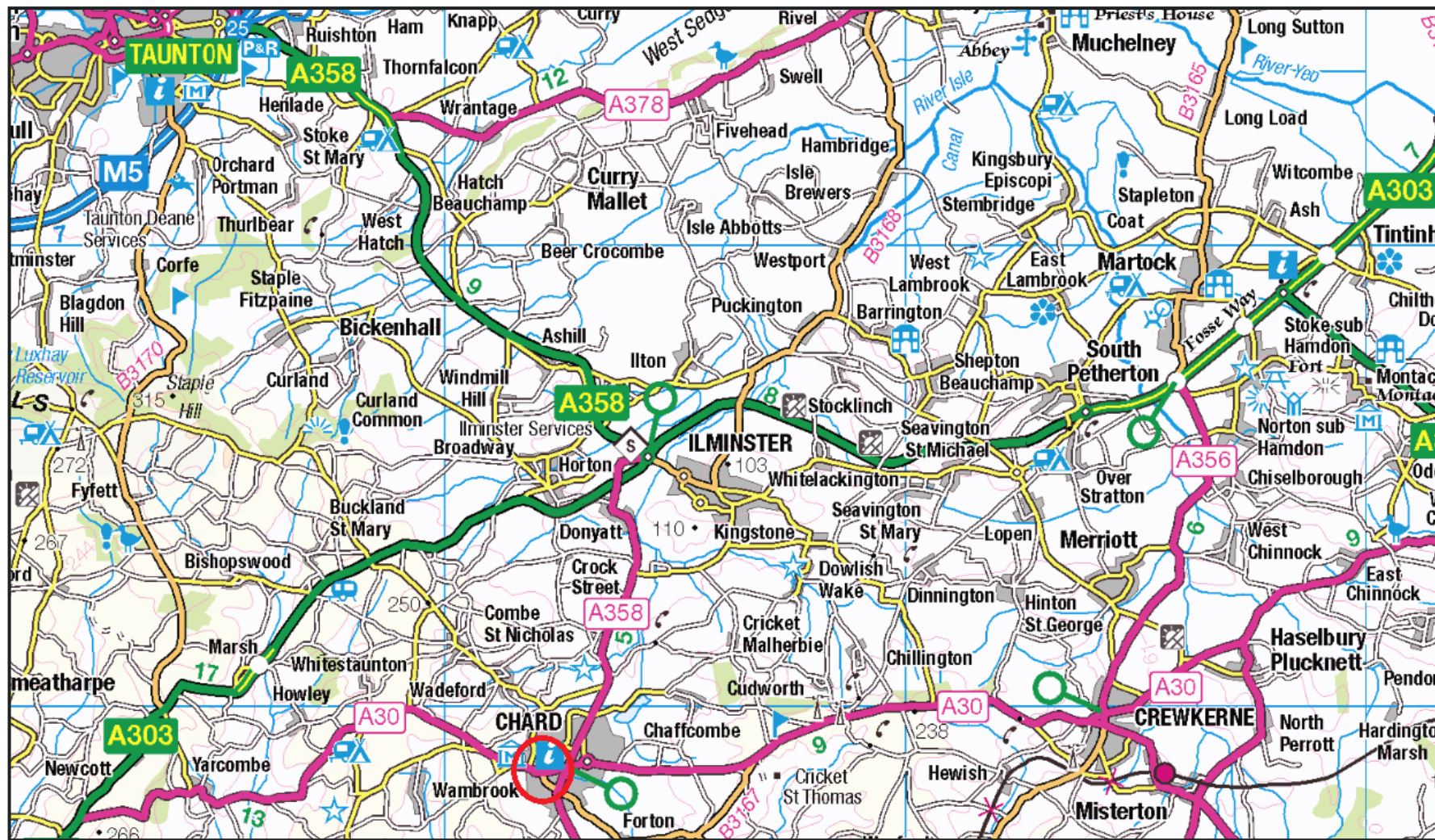
Scale 1:50



Existing Second Floor Plan

Scale 1:50

Existing floorplans



## FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

[carterjonas.co.uk](http://carterjonas.co.uk)

**Stephen Richards** MRICS

M: 07968 216 596 | T: 01823 428 590

E: [stephen.richards@carterjonas.co.uk](mailto:stephen.richards@carterjonas.co.uk)

Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

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