

10 High Street

Glastonbury, BA6 9DU

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AND
TANNER



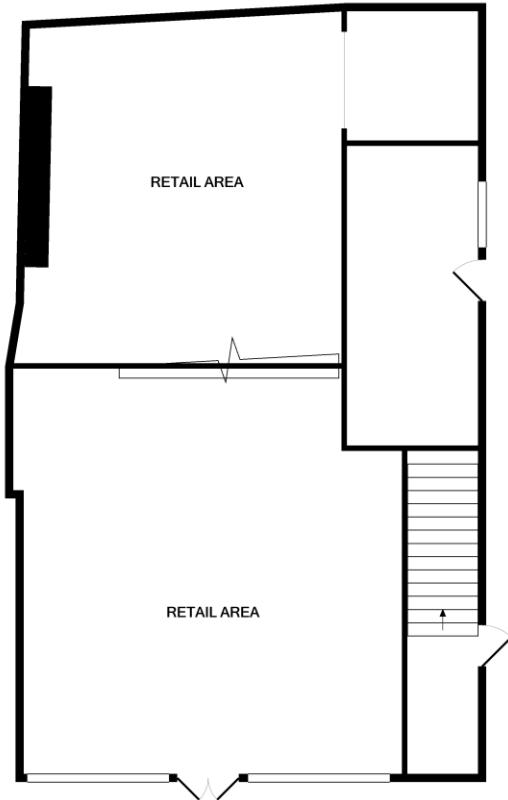
Description

Rare opportunity to acquire the freehold of a prominent Grade II listed building in the centre of Glastonbury High Street. It is an attractive and versatile building and an excellent opportunity for an owner occupier retailer or investor.

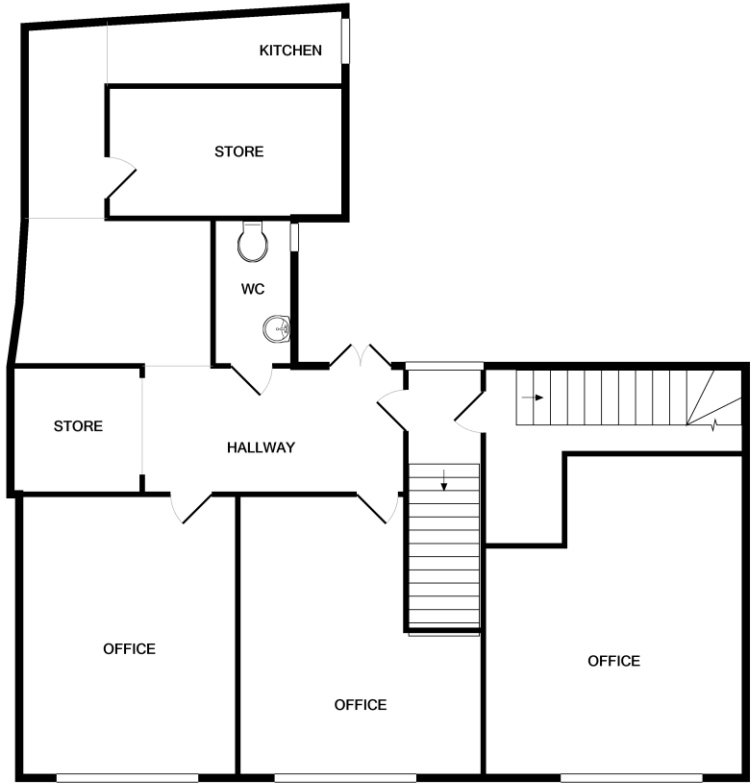
The opportunity has arisen due to Vendor's desire to retire from the specialist gift and jewellery business "Yin Yang", which currently occupies the retail part of the building. The business, established for over 20 years, is also available for sale as a going concern, or there may be potential for a lease scenario at a guide rent of £34,500pa.

In addition, there is a self-contained retail/office space on the ground floor at the rear of the property (Whalebone Mews) currently let. There is access via the Mews to the upper floors. The first floor provides three good-sized owner-occupied consultation rooms/offices. On the second floor there is an excellent quality large two-bedroom flat, currently let.

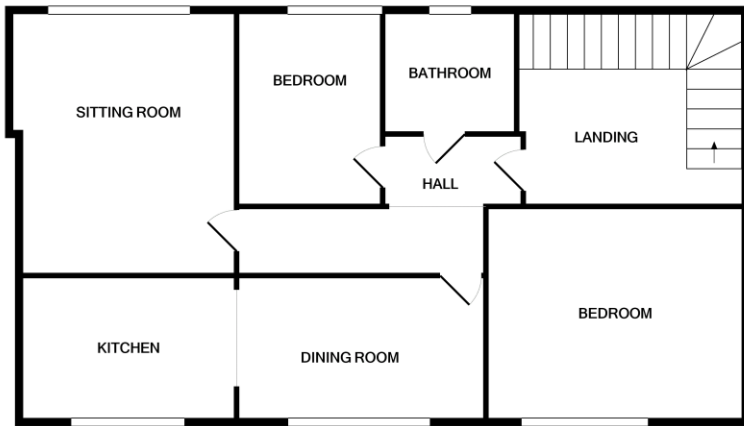
£750,000 Freehold



GROUND FLOOR



1ST FLOOR

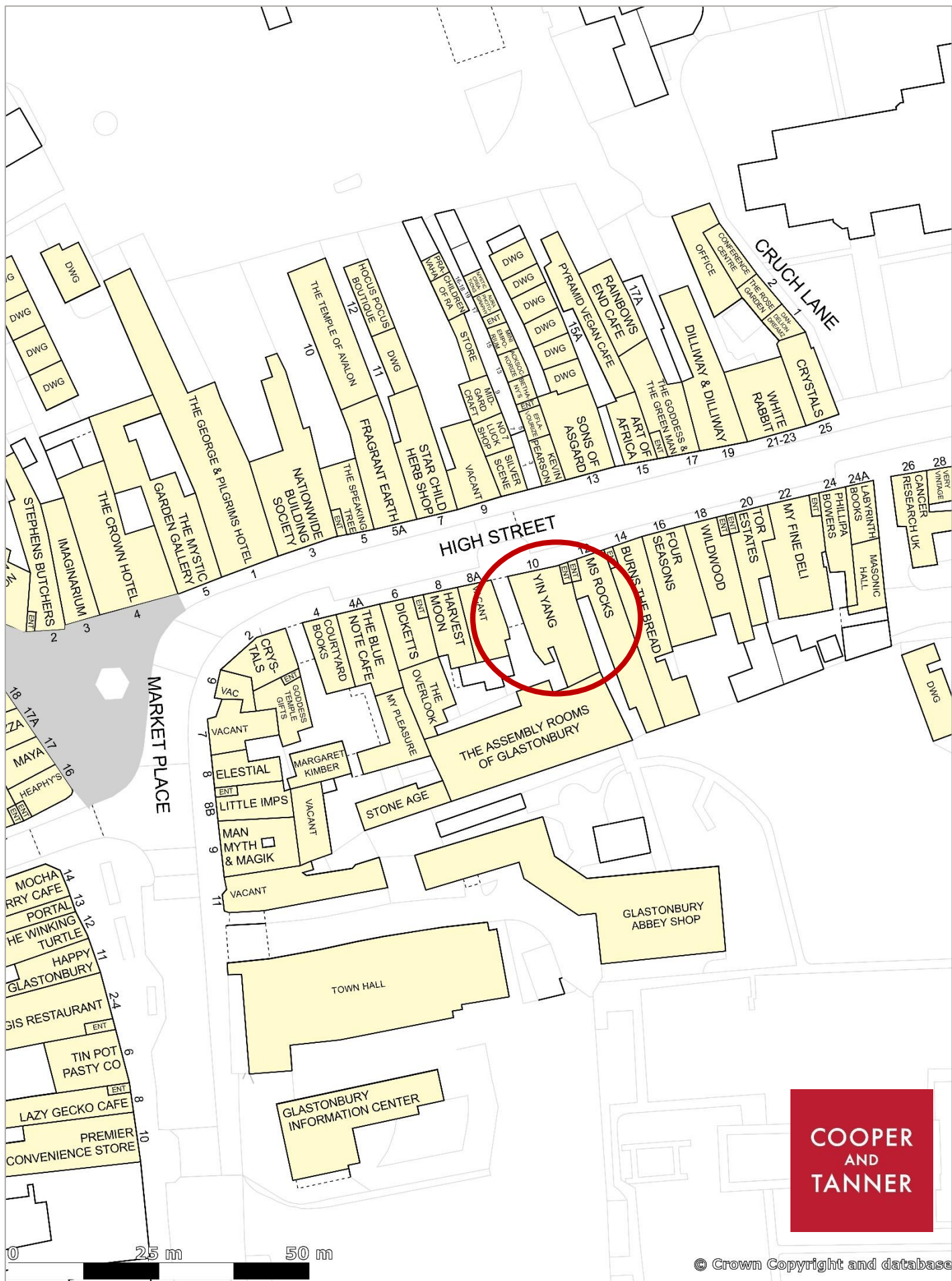


2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Indicative Floor Plans

Provided for illustrative purposes, not to scale.



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Features & Occupation

- Attractive Grade II listed building in prominent High Street location
- Various income opportunities and scope to reconfigure.
- The principal retail area and mezzanine storage is currently occupied by Yin Yang, a specialist gift and jewellery business, ran by the Vendors. There is an opportunity to acquire existing retail business and stock, by separate negotiation.
- First floor consultation rooms, let per room basis generating circa £15,000pa income offering excellent rental income potential or scope to create a flat, STPP
- 10B is a separate self-contained, ground floor, retail unit. Currently let on a short-term basis £6,600pa, expiry August 2024.
- 10 C is a large, two-bedroom, second floor flat, in excellent order. Let on Assured Shorthold Tenancy £935pcm, until August 2024.
- CCTV, intruder, and fire alarms.

Property Information

- Council Tax Band/Business Rates
10 C (Second Floor Flat) – Council Tax Band B
10 (Ground and First Floor) - £19,000
10B (Part Ground): £2,800 (small business rate relief may apply)
 - Tenure Freehold, subject to existing leases
 - EPC Rating – Flat: C. 10 High Street: C/60
- Agents Note – Some photographs taken 2022.

COMMERCIAL DEPARTMENT

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