



11-12 St Johns Square, Glastonbury

Freehold - £320,000

Rare mixed use investment/development opportunity within Glastonbury town centre.

COOPER
AND
TANNER

11-12 St Johns Square, Glastonbury Somerset

BA6 9LJ **For Sale - £320,000**

Location – W3W///tidal.investors.afford

Occupying a central position within Glastonbury town centre and accessed directly off the St John's Car Park – the main public pay and display car park for the town. Benefitting from close proximity to The Gauntlet – the premier shopping thoroughfare connecting the car park to the High Street.

Description

An attached, two-storey mixed-use investment opportunity comprising 4 commercial units and 1x self-contained 2-bedroom first floor flat. It offers a great investment opportunity, possibility for an owner occupier or redevelopment opportunity for a residential or holiday let scheme, STPP.

Internal Accommodation	Size	
	Sq M	Sq Ft
Unit 12 – café/retail/office	17.64	190
Unit 12A – office/workshop	26.60	286
Unit 12B – office/workshop	13.56	146
Landlord's Store	3.01	32
Combined Ground Floor (NIA)	60.82	655
11 – Flat (GIA)	43.31	466
Unit 11A – office/workshop	14.00	151
Combined First Floor (NIA)	57.31	617
Aggregate Areas (NIA)	118.12	1,271
Aggregate Areas (GIA)	169	1,823

Please note, only the flat has its own welfare facilities.
Parking or external seating area to front facing St Johns Car Park.



Services and Fixtures & Fittings

We understand the units benefit from connection to mains gas, electricity, water and drainage. No tests have been carried out on any appliances or services at the premises and neither the vendors nor their agents give any warranty as to their condition. All fixtures, fittings and trading equipment are specifically excluded unless mentioned in these particulars.

Tenure

Freehold, subject to tenancies on part as detailed below.

N.B Access to the property is via a right of way over adjoining land. There is a right of way (fire escape) in favour of the adjoining property over part of the ground floor of the internal accommodation.

Tenancy Information

12A is subject to a tenancy in favour of a private individual producing an annual rental income of £4,200 per annum, exclusive. This tenant is open to taking a new 12-month tenancy from completion – terms to be negotiated. The Flat at No. 11 is subject to an Assured Shorthold Tenancy paying a rent of £835 per month – this tenant has given notice and is due to vacate 27th June 2024; this area will be re-let.

The other units are currently vacant and present various opportunities to re-let, merge or convert subject to obtaining any necessary consents.

Planning

We understand the commercial elements of the property benefit from Class E (Commercial, Service and Business type uses) and the residential to have consent for Class C3. Not Listed but within the Glastonbury Conservation Area. Prospective occupiers should rely on their own enquiries with the Local Planning Authority.

Business Rates / Council Tax

Currently split into multiple hereditaments – may need to be re-assessed depending on future occupancy. No. 11 (Flat) is Band A. Interested parties to rely on their own enquiries of the local billing authorities.

VAT

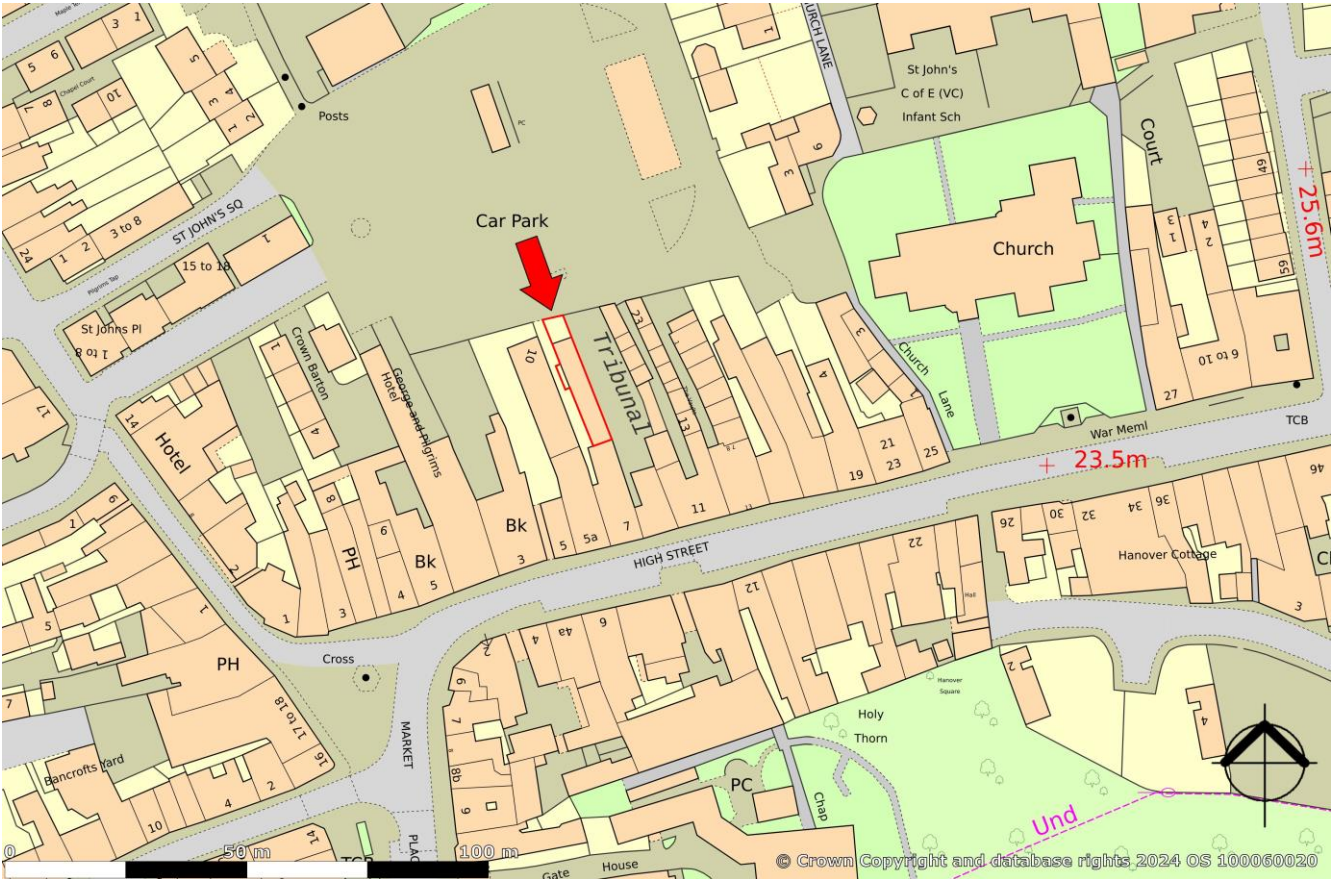
We understand the Property remains exempt from VAT and therefore VAT is not payable on the price.

Energy Performance Certificates

Commercial: 102/E. Certificate Number: 9187-3065-0351-0100-8925

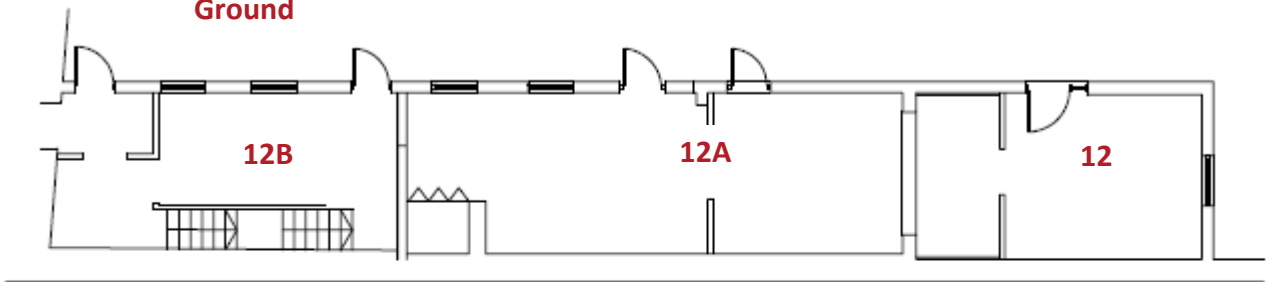
Residential: 53/E. Certificate Number: 8760-7927-6710-6914-9292



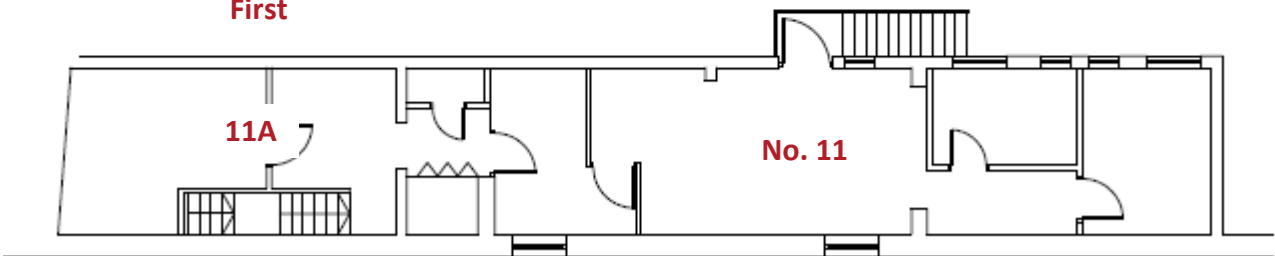


**Indicative Floor Plan
Not to Scale**

Ground



First



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ENQUIRIES / VIEWINGS:

Commercial Department
Telephone 0345 034 7758
commercial@cooperandtanner.co.uk
www.cooperandtanner.co.uk

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Property Reference: 32988 – 06/06/2024