



HAMBLEDON

ESTATE AGENTS

45 & 45a HIGH STREET
WINCANTON
BA9 9JU



- ◆ **FREEHOLD COMMERCIAL PROPERTY IN PRIME LOCATION**
 - ◆ **EXCELLENT INVESTMENT OPPORTUNITY**
 - ◆ **APPROXIMATELY 220.5 SQ M (2411.4 SQ FT)**
- ◆ **SPACIOUS MAISONETTE/OFFICE** ◆ **TOTAL INCOME £13,500 PA**
 - ◆ **BUTCHERS WITH LONG LEASE UNTIL 2032**
 - ◆ **HAIRDRESSERS SALON WITH LEASE UNTIL 2028**

£180,000

45 & 45a High Street, Wincanton, Somerset, BA9 9JU.

An excellent investment opportunity to purchase a freehold commercial property currently occupied by Andrew Barclay Butchers held on a long lease held until 2032 and Alley Cats hairdressers until 2028.

ACCOMMODATION

45 High Street: Ground floor butchers shop comprising; Front shop, prep room, rear lobby, toilets and garden - approximate floor area 77.3 sq m (8325 sq ft). Rateable Value £4,750. EPC Rating C.

Maisonette flat/staff room/offices positioned over the ground floor accommodation. First floor consists of an office/living room, staff room, kitchen, utility room, bathroom and two attic rooms. Total floor area of the maisonette is approximately 112 sq m (932.7 sq ft). Council Tax Band: A. EPC Rating: G

45a High Street: Ground floor hairdressers comprising; salon, rear lobby, kitchen and outhouse/WC. Rateable Value £3,250.

TENANCIES: 45 High Street (butchers and maisonette). 10 year lease from 1 March 2022 to 29 February 2032 with five year break clause on 1 March 2027. Current rent paid quarterly £2250 (£750pcm). Rent review every 5 years, next due 1st March 2027.

45a High Street. 6 year lease from 12 August 2022 to 11 August 2028 with three year break clause on 12 August 2025. Current rent paid quarterly £1125 (£375 pcm).

LOCATION: The town of Wincanton is an appealing South Somerset town bordering the counties of Dorset and Wiltshire. Local amenities including a Co-Op supermarket, butcher, bakery, fruit and veg and whole foods shop, Morrisons, Lidl, Health Centre, Post Office, library, antique shops, cafes, eateries, the Bootmakers Workshop with crafts for both children and adults with a wood-fired pizza and a leisure centre with gym and swimming pool. The town has a thriving community with an active library as well as a community centre at the Balsam Centre which has a busy schedule of classes and groups. The town is a 10 minute drive from the fantastic offerings of Bruton including the Hauser & Wirth Art Gallery and Roth Bar & Grill, 10 minutes from the impressive highly-regarded Newt Hotel, 15 minutes from the pretty market town of Castle Cary and 20 minutes from the attractive Dorset town of Sherborne. It is also close to the A303 for an easy drive to/from London (approx 2 hours drive) and Berry's coaches which operates a twice daily service to London. Other local attractions are a number of National Trust properties including Stourhead and approximately an hour's drive from the beautiful Dorset coastline featuring some of the

best beaches in the country. There is a Waitrose 10 minutes away in Gillingham or at Sherborne and an excellent local farm shop and restaurant at Kimbers (5 minutes away). There is also the renowned Wincanton racecourse and a pretty local park, Cale Park, which features a playground, café with 'mini-town' for children and the pretty river Cale which runs through to the countryside behind Loxton House.

ANTI-MONEY LAUNDERING REGULATIONS: We will require to verify the identity of prospective purchasers for AML purposes prior to issue of any Memorandum of Agreed Terms. Further details will be provided.

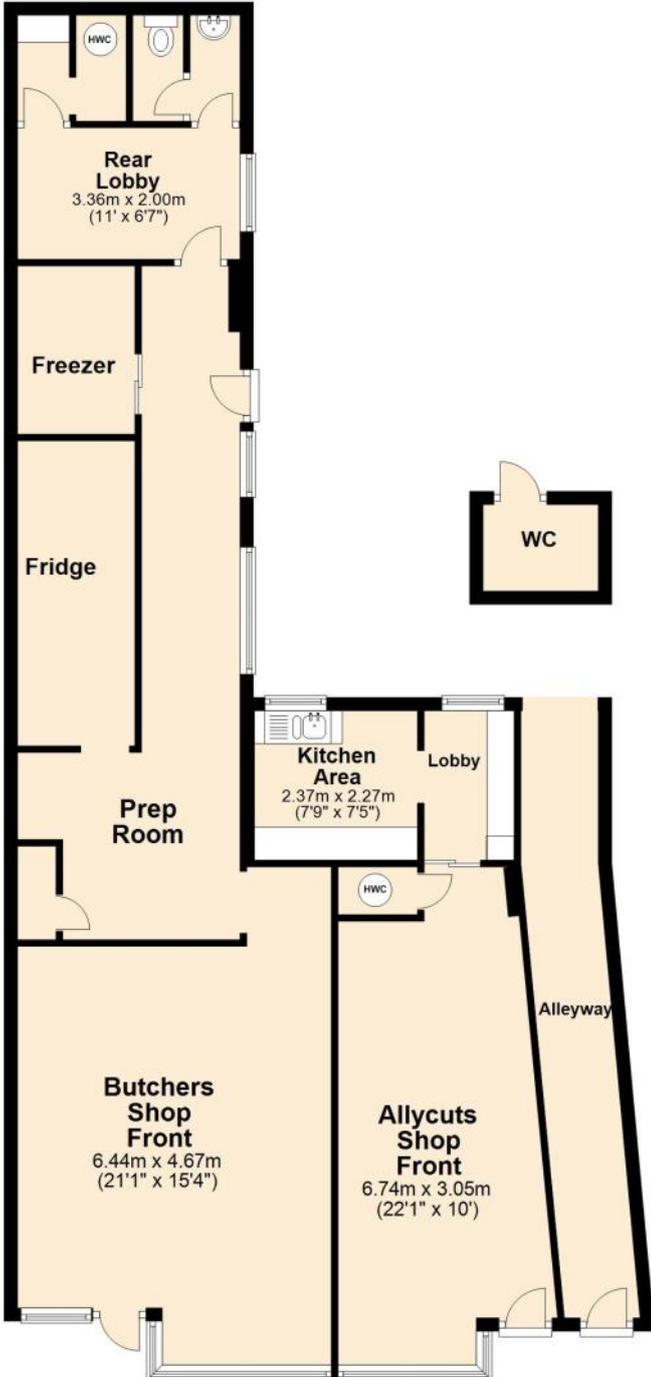
VIEWING & FURTHER INFORMATION: Strictly by appointment through the selling Agent.

SERVICES: Mains water, electricity, drainage and telephone all subject to the usual utility regulations.

TENURE: Freehold

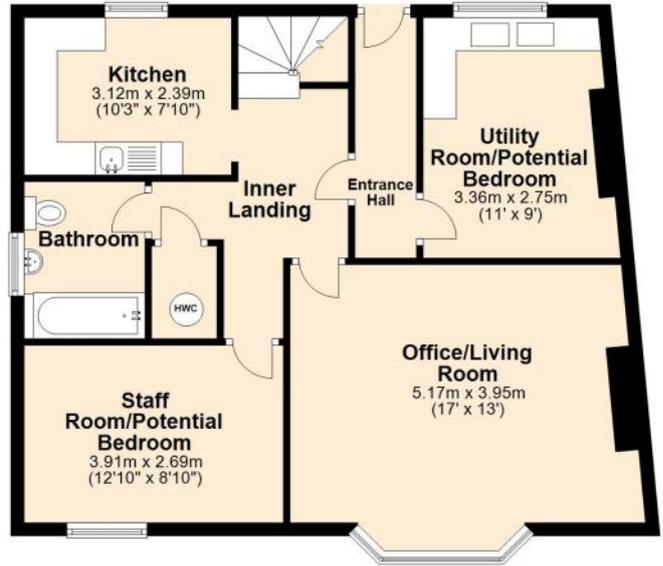
Ground Floor

Approx. 112.1 sq. metres (1206.3 sq. feet)



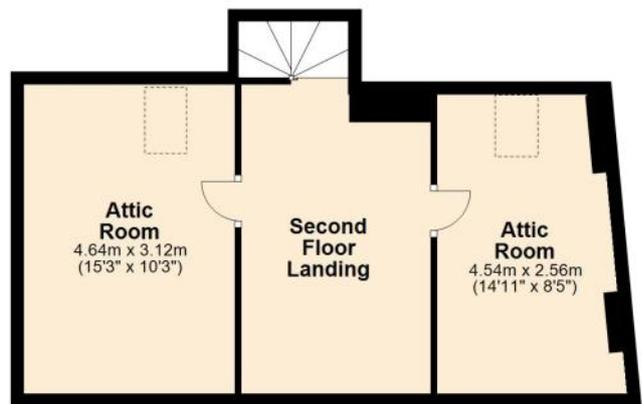
First Floor

Approx. 69.5 sq. metres (747.7 sq. feet)



Second Floor

Approx. 42.5 sq. metres (457.4 sq. feet)

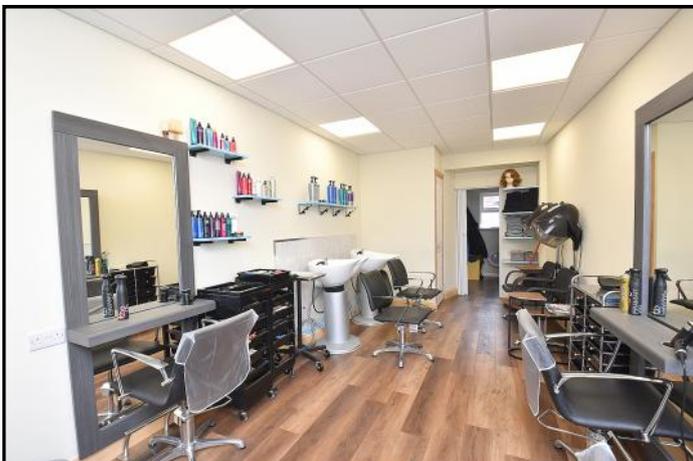


Total area: approx. 224.0 sq. metres (2411.4 sq. feet)



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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or mis-statement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

