



10-10D Farm Road, Street, BA16 0BJ

Mixed Use Investment Opportunity – For Sale £385,000

COOPER
AND
TANNER

10-10D Farm Road
Street
Somerset
BA16 0BJ

For Sale £385,000



Description

A mid-terrace mixed use investment property comprising of three ground floor lock up retail units with two flats over. The property is currently fully let generating a gross income of £31,080pa. Available at a guide price reflecting an 8% gross yield. No external garden or parking. Internal accommodation is arranged as follows:

10	Ground floor retail unit. Retail area (26.50sqm). Kitchen and WC (3.74sqm). Occupied as a nail bar.
10A	Ground floor retail unit. Retail area (18.40sqm). Occupied as vape shop / office.
10B	Ground floor retail unit. Retail area (19.87sqm) including WC. Occupied as barber shop.
	Communal ground floor entrance.
10C	Hallway. Bedroom (8.24sqm). Living Room (18.02sqm max.) with stairs. Kitchen (5.25sqm). Second floor landing. Bathroom (5.3sqm). Plus attic room.
10D	Entrance Hall. Living / Kitchen (17.26sqm). Bedroom (7.09sqm). Shower Room (3.73sqm). Attic room.

Tenure & Tenancy Information

Available Freehold, subject to and with the benefit of the current occupation. Copies the occupational information is available following a viewing at the discretion of the Vendor.

10	£580pcm – Commercial occupier
10A	£480pcm – Commercial occupier
10B	£480pcm – Commercial occupier
10C	£550pcm – Periodic assured shorthold tenancy
10D	£550pcm – Periodic assured shorthold tenancy
Total	£2,590pcm / £31,080pa

Location – W3W [///splendid.curtains.verifying](#)

Occupying a strong secondary trading location within Street located off Farm Road, Street nearby Clarks Village.

VAT

We understand the property is not elected for VAT.

Energy Performance Certificate

- 10 – TBC
- 10A – EPC/D
- 10B – EPC/E
- 10C – EPC/E
- 10 D – EPC/D

Full copies available on request.

Services and Fixtures & Fittings

We understand that each of the parts are connected to separate utilities. Mains water and electricity. 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.

Planning

Interested parties should rely on their own enquiries in respect of any planning history, opportunities and existing consented uses and works with the local planning authority.

Rateable Value / Council Tax

- 10 – Rateable Value £7,8000
- 10A – Rateable Value £5,400
- 10B – Rateable Value £5,300
- 10C – Council Tax Band A
- 10 D – Council Tax Band A

Viewings

Strictly by prior appointment with the selling agent. We request that at least 24 hour notice is provided in advance of your intended viewing date to allow time to notify the tenants.





HARE INN
BARBERS

10 BCD

American Star Nails

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BARBERS

STAR
NAILS



ENQUIRIES / VIEWINGS:
Commercial Department
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.
V1/May 2025