

Gilyard

Scarth

Commercial



Somerton, Somerset

An interesting, characterful period commercial property located in the heart of this historic market town. Lease for assignment

£12,500 p.a.

Morley House, Market Place, Somerton TA11 7LX

Description

Morley House comprises an attractive period building constructed of natural stone elevations under a pitched roof covered with slates. Previously used as a high street bank, the property still contains various features such as banking counter and safe. These are utilised by the current occupier, a gunsmith, who uses the building as a shop, workshop and store.

The overall accommodation is as follows:

Basement (inc. safe) ft.)	14m ² (150 sq.
Ground Floor ft.)	65.76m ² (708 sq.
First Floor ft.)	66.40m ² (714 sq.

Services

Mains water, electricity, drainage and gas are connected at the premises. Heating by gas fired central heating (services not tested).

Tenure

Morley House is available via a lease assignment. The existing lease is to Mr G Rule for a period of 9 years from 21st August 2009.

Rent

£12,500 per annum

VAT

Under the Finance Act 1989, we recommend that prospective purchasers satisfy themselves and establish any VAT implications prior to entering into agreement.

Legal Costs

The incoming Tenants shall meet the reasonable legal fees for this transaction.

Agents Note

These particulars and anything said or written by or on behalf of Gilyard Scarth in relation to this property may be regarded as a general guide only, and not as representations or warranties. Nor do they form part of any offer or contract. The Services at the property have not been tested. The plans which form part of these particulars are illustrative only and are not to scale.

GilyardScarth.co.uk

Viewings

By appointment with

**Gilyard Scarth
Sherborne**

01935 817360



£12,500 p.a.