

**BISHOPS LYDEARD, SOMERSET**

**RETAIL INVESTMENT PROPERTY**  
**(Total Income £26,450 pax)**  
**FOR SALE – FREEHOLD**

**COMMERCIAL: 337.58 SQ M (3,634 SQ FT)**



**4 CHURCH STREET, BISHOPS LYDEARD**  
**TAUNTON, SOMERSET, TA4 3AT**

**COMMERCIAL TENANT IN OCCUPATION FOR OVER 20 YEARS**

**Victoria House • Victoria Street • Taunton TA1 3FA**

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**01823 353033**

## LOCATION

Bishops Lydeard is a large Somerset village located just off the A358 Taunton – Minehead road, and situated some 5 miles to the north-west of Taunton. The local population is reported as circa 3,000 (2011 Census). Local facilities include a primary school, doctors surgery, public house, garage, and an estate agency, as well as other services.

The town also acts as a dormitory town for Taunton and Minehead, and has experienced major residential development to the eastern side.

## DESCRIPTION

The subject property comprises a ground floor retail shop with staff and office facilities at first floor rear, and unused storage at first floor front.

The property is part of and physically adjoins a substantial residential dwelling to the south. This element is available for sale by separate negotiation.

The front elevation incorporates a long retail display frontage with prominent signage. There is limited on street parking in front of the property.

## FLOOR AREAS (Based on Valuation Office Agency)

Unit	Floor	Use	Floor Areas	
Ground Floor		Retail Shop	285.33 sq m	(3,071 sq ft)
First Floor		Ancillary	52.25 sq m	(563 sq ft)
<b>TOTAL</b>			<b>337.58 sq m</b>	<b>(3,634 sq ft)</b>

## TENANCIES

Floor	Tenant	Tenancy
Ground Floor/ First Floor	Cooperative Group Limited	Commencing 27 November 2021 / Expiring 31 March 2030, Current passing rent £26,450 per annum exclusive. Tenant Break 27 November 2027 (copy lease available on request) <a href="#">Reliable tenant in occupation over 20 years</a>

## RATES

## ENERGY PERFORMANCE

The entry within the 2023 Rating List relating to the property is as follows:

Description	Rateable Value	
Shop & Premises (GF)	RV £38,500 (2023 List)	<i>For details of rates payable please contact Somerset Council – 01823 1232224</i>

**EPC – Shop Premises Band C (65)**

## PROPOSAL

The commercial element is offered for sale freehold, the title to be split from the larger title of the whole.

Offers are invited for the freehold, subject to the lease to Cooperative Group Limited.

**Price Guide: Offers in the region of £275,000**

A purchase at this price would reflect a net initial yield of circa 9.2% after allowing for purchaser's costs

We are advised that **VAT is not payable** on the purchase price

# LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

# FURTHER INFORMATION AND VIEWING

Please contact Joint Agents:

**David White, Hatfield White Ltd – 01823 353033 – 0796 838 0022 - [dwhite@hatfieldwhite.co.uk](mailto:dwhite@hatfieldwhite.co.uk)**

**Miles Estate Agents Ltd 01823 470500 [miles@milesestateagents.co.uk](mailto:miles@milesestateagents.co.uk)**

18 June 2025

Property Address: **4 Church Street, BISHOPS LYDEARD, Taunton**  
Scale: **NOT TO SCALE**  
Date: **APRIL 2025**  
Ref: **DCW/dcw/SPEC**



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