

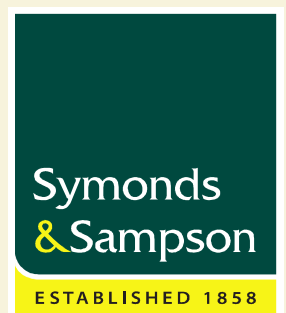


# MJ Carpets

Walker House, Market Place, Somerton, Somerset, TA11 7LZ

**For Sale: Going Concern- Established Retail Carpet Business in the centre of Somerton. Main shop area, separate office, inner lobby, kitchen and store area, outside yard and WC.**

**Guide Price £40,000 Leasehold (Current rental £4,911.40 pa.)  
New Lease details to be negotiated.**



# MJ Carpets

## Main Shop Area

- Office
- Inner Lobby
- Kitchen/Store
- Outside Courtyard
- WC

Viewing - Strictly by appointment.  
Yeovil office on 01935 423526

## The Property

**For sale leasehold/leasehold business for sale as a going concern £40,000...new lease available by negotiation.**

For sale due to retirement MJ Carpets "The Business" is a well established carpet business trading since 1978.

The property comprises a large shop frontage with the main shop area being 7.91m x 4.27m along with a separate office 3.34m x 2.96m, inner lobby, kitchen and store, an enclosed outside courtyard and separate wc.

The property is located adjacent to The Market Place in the centre of Somerton town and enjoys a large window frontage.

Somerton is a vibrant South Somerset town with an expanding population of some 4,700. New residential developments are currently under construction along with an existing large commercial quarter with Business Park, numerous retail, public houses, cafes and other commercial uses in the town centre. Somerton is situated some 12 miles north west of Yeovil and 18 miles east of Taunton and the A303 being 5 miles to the south east which provides the virtual dual carriageway link to London via junction 8 of the M3.

## Situation

The property is located adjacent to The Market Place in the centre of Somerton town and enjoys a large window frontage.

Somerton is a vibrant South Somerset town with an expanding population of some 4,700. New residential developments are currently under construction along with an existing large commercial quarter with Business Park, numerous retail, public houses, cafes and other commercial uses in the town centre. Somerton is situated some 12 miles north west of Yeovil and 18 miles east of Taunton and the A303 being 5 miles to the south east which provides the virtual dual carriageway link to London via junction 8 of the M3.

## Directions

The property is situated in the centre of the town (The Market Place) adjacent to other shopping and commercial properties.

## Lease Terms

The current rent is £4,911.40 pa. A new lease will be granted (under the Landlord and Tenant Act 1954) by the Landlord to approved tenants, subject to satisfactory references.

## Use

Currently a Retail carpet shop but other usages available subject to planning consent and - subject to Landlord's consent.

## Business Rates

Rateable Value: £6,500

Small Business Rates relief means no business rates will be payable by qualifying businesses.

These figures are obtained from the voa.gov website and interested parties should seek their own verification.

## Services

Mains electricity, drainage and water (metered). Electric heating.

## VAT

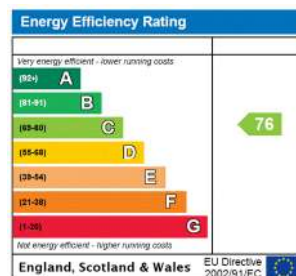
Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction. At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plants or equipment.

## Local Authority

South Somerset District Council 01935 462462

## Lease Details

Leasehold – New lease to be negotiated with the Landlord. Current rent id £94.45 per week/ £409.28 per month. We understand that the Landlord is happy to continue with these terms but interested parties will need to negotiate new terms.



01935 423526

Symonds & Sampson LLP  
2 Court Ash, Yeovil, Somerset, BA20 1HG

yeovil@symondsandsampson.co.uk  
www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:  
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

