



1 Fore Street

Castle Cary, BA7 7BG

Retail Unit For Sale

1,258 sq ft

(116.87 sq m)

- Nearby occupiers include Boots, McColls and quality independent retailers.
- Centrally located in pleasant Somerset town.
- Freehold opportunity.
- Two long leases above included paying £250 per annum each.

Summary

Available Size	1,258 sq ft
Price	£95,000
Rateable Value	£17,000
EPC Rating	Upon enquiry

Description

The retail is set out over ground floor only, with first and second floors sold on long leases.

Please be aware that the property has an active spring beneath the ground floor, which needs to be managed.

Location

The unit sits on Fore Street in the centre of Castle Cary, located 8 miles to the south of Shepton Mallet, 16 miles to the south west of Frome and 13 miles east of Glastonbury. Public transport is good with Castle Cary train station being a mile from the centre.

The majority of retail activity in Castle Cary is centered around Fore Street with nearby occupiers including Boots, McColls and a number of independent retailers with books, hardware, charity and beauty represented and supported by a healthy mix of pubs and takeaways.

The subject property sits in a central position amongst the strongest operators.

Accommodation

The accommodation comprises the following areas:

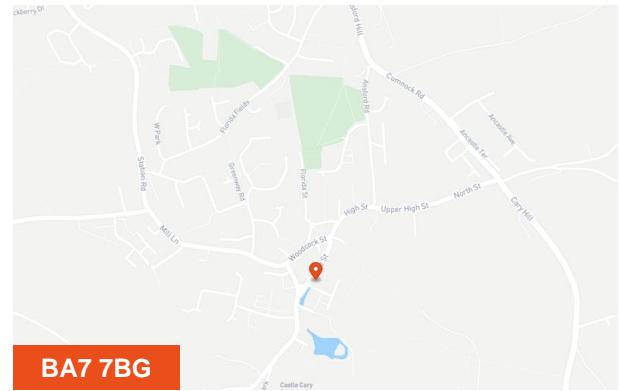
Name	sq ft	sq m
Ground - Sales	976	90.67
Ground - Ancillary	282	26.20
Total	1,258	116.87

The Upper Floors

The upper floors are sold via two long leases, both paying £250 per annum.

Legal Fees

Each party is to bear their own legal fees incurred in the transaction.



Viewing & Further Information

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