



78/78a High Street
Midsomer Norton
Somerset
BA3 2DE

Retail Investment FOR SALE

- Town centre location
- Currently producing £19,260 pa
- Guide price £200,000 reflecting an NIY of 9.41%

LOCATION

The merged towns of Radstock and Midsomer Norton are located 9 miles south of the Georgian city of Bath, 14 miles southeast of Bristol and 8 miles northwest of Frome. The principal route of access is the A37 trunk road which runs north to south between Bristol and Yeovil. Bristol Airport is about 18 miles distant to the north west.

The Property is situated in a prominent position on the south side of Midsomer Norton High Street. Midsomer Norton has a small retail offering centred around the High Street, characterised by a mix of predominately local occupiers with national covenants such as Dominos, Ladbrokes, Halifax, Sainsbury's and Lidl scattered throughout.

In recent years, the town has been the focus of regeneration projects, including investment into improvement of the public realm, enhancing the visual appeal of shopfronts, and repurposing vacant or underused buildings.

DESCRIPTION

The Property comprises a two-storey detached building with two lock-up shops at ground floor and residential flats at first floor, having been sold off on long lease. Yard to the rear with vehicular access providing parking.

PLANNING

No formal enquiries have been made to B&NES Council in respect of planning and it is assumed that the property has consent for its current Class E use. To the rear opportunities may exist for conversion and new build for alternative commercial / residential uses, subject to planning.

ACCOMMODATION

The property has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice and the floor areas have been calculated as follows (Upper parts have been sold on long lease).

	(sq ft)	(sq m)
78 High Street	822	76.32
78A High Street	809	75.17

TENANCY

PROPERTY	TENANT	LEASE	BREAK DATE	RENT REVIEW	RENT	COMMENT
78	Bailey and Bryant Limited	7 years from 9 April 2025	8 April 2028, subject to 3 months' notice	9 April 2028	£9,460	Internal repairing basis. 2 car parking spaces
78a	Private Individual	7 years from 18 August 2021	18 August 2024, subject to 6 months' notice	18 August 2024	£9,800	Internal repairing basis. 2 car parking spaces

RATEABLE VALUE

78A High Street	£11,000
78 High Street	£11,500

EPC

78A High Street	C [52] expiring 08 August 2031
78 High Street	C [72] expiring 04 June 2036

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in any transaction.

PRICE

£200,000, reflecting a NIY of 9.41% after purchaser's costs.

VAT

All figures shown are exclusive of VAT, if applicable.

VIEWINGS

Viewings can be arranged by prior appointment with Carter Jonas

ANTI MONEY LAUNDERING

In line with statutory requirements prospective buyers will need to complete standard anti money laundering checks at the time of agreement of heads of terms.

SUBJECT TO CONTRACT

78 High Street, Midsomer Norton, Radstock, BA3 2DE



This plan is published for the convenience of identification only and although believed to be correct is not guaranteed and it does not form any part of any contract.

For Identification Purposes Only

FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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July 2026

Carter Jonas