



FOR SALE

5 & 7, MARKET STREET, CREWKERNE, TA18 7JP

BAR & MUSIC VENUE, WITH SELF-CONTAINED 1 BED FLAT

**** OF INTEREST TO DEVELOPERS, INVESTORS & OWNER OCCUPIERS****

LOCATION

Crewkerne is a Somerset Market Town situated 9 miles southwest of Yeovil and 7 miles east of Chard with a resident population of 7,826 (Census 2011).

The subject premises front Market Street (A356) and immediately adjoin Hayes Travel and Poundland and opposite rank of shops to include Boots and One Stop. Two doors away is the entrance to Falkland Square where multiple occupiers include Savers, Ladbrokes, Mortimers Bakery and The Children's Society. This leads to the town centre car park that adjoins Aldi and Waitrose.

DESCRIPTION

These two period Grade II Listed properties are currently inter-linked on the ground floor but could easily be separated. Currently a bar operates from the ground floor with ancillary kitchens and storage at the rear of no.5 and ancillary space at first floor with an attic with no.7 benefiting from a 1 bed self-contained flat.

CONTACT

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.

**Carter
Jonas**

ACCOMMODATION

The approximate net internal floor areas and dimensions are:

5, Market Street			7, Market Street		
Internal Width:	6.44 m	(21 ft 2)	Internal Width:	5.10 m	(16 ft 9)
Shop Depth:	8.39 m	(27 ft 6)	Shop Depth:	16.90 m	(55 ft 5)
Ground floor sales	54.03 sq m	(581 sq ft)	Ground floor sales	83.32 sq m	(896 sq ft)
Kitchen	26.74 sq m	(288 sq ft)	Public wcs	4.40 sq m	(47 sq ft)
Customer wcs / storage	24.99 sq m	(259 sq ft)	Customer wcs / storage	24.99 sq m	(259 sq ft)
Staff/storage	37.81 sq m	(407 sq ft)	Residential		
Storage	31.10 sq m	(356 sq ft)	First floor self-contained flat	1 bed, lounge, kitchen & bathroom	
First floor office/storage	44.59 sq m	(480 sq ft)			
Attic	35.27 sq m	(380 sq ft)			

TENURE

We understand that the premises are held freehold and will be provided with vacant possession.

PRICE

£375,000 (Three hundred & Seventy-Five Thousand Pounds).

PLANNING

We are advised that both premises have planning consent to be used as a bar under a *sui generis* consent & the flat for residential use.

RATES & COUNCIL TAX

According to the Valuation office website, the current Rateable Values 1 April 2023 are:

5 Market Street is £14,250

7 Market Street is £13,750

For rateable values of less than £15,000, small business rates relief may apply. Interested parties are advised to satisfy themselves if this is applicable to their proposed use by referring to:

[Business rates relief: Small business rate relief - GOV.UK](https://www.gov.uk/guidance/business-rates-relief-for-small-businesses)

The flat is Council Tax Band A - £1,673.58

ANTI-MONEY LAUNDERING CHECKS (AML)

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

LEGAL COSTS

Each party are to bear their own legal costs in the transaction.

VAT

We are advised that the property is not elected for VAT but all other figures within these terms are exclusive of VAT where applicable.

EPC

Unit 5— Certificate rated B (44) is available on request

Unit 7— Certificate rated B (34) is available on request

Residential— Certificate rated E (39) is available on request

VIEWING & FURTHER INFORMATION

Virtual Viewing Video: [5-7 Market Street on Vimeo](https://vimeo.com/5-7-market-street)

For in person viewings please contact:

Cellan Richards: cellan.richards@carterjonas.co.uk / 0117 403 9990 / 0117 922 1222 or

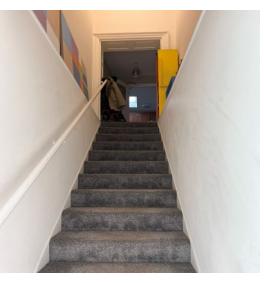
Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222 at this office.

SUBJECT TO CONTRACT JUNE 2025

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Ground floor No 5	Ground floor No 5
	
Ground floor No 7	Ground floor No 7
	
Ground floor kitchen No 5	Flat entrance stairs No 7
	
Flat bedroom No 7	Flat kitchen No 7
	
Flat lounge No 7	Flat bathroom No 7

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