

Benedict Street

Glastonbury, BA6 9EX

COOPER
AND
TANNER



£475,000 Freehold

Multi-let mixed-use freehold investment property comprising a large ground floor commercial unit (formerly a long established flooring shop), three flats, and a garage with off-road parking. Estimated gross income of just under £40,000 per annum.

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EPC TBC

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DESCRIPTION

This mixed-use freehold investment property offers substantial accommodation, comprising a ground floor commercial unit (formerly a flooring business) and three residential flats, two of which is currently let under a tenancy agreements. The commercial unit is generously proportioned and operated for many years as a highly successful, family-run carpet business, only recently closing due to retirement. The property further benefits from off-road parking and a highly desirable garage/store to the rear.

Overall, the property presents an excellent investment opportunity, with potential for an owner-occupier or redevelopment into a residential or holiday let scheme, subject to the necessary consents.

Commercial Premises

The retail area is well-proportioned and arranged as two separate shop/display areas on the ground floor. There is also a designated office and a first-floor kitchen/former staff room.

Residential Accommodation

The property comprises three flats: one ground floor one-bedroom property (14 Benedict Street) and two first-floor flats accessed from the rear, known as Bancroft's Yard.

The largest flat (Flat 12-14 Benedict Street) has been owner-occupied and is presented in excellent condition throughout. The well-designed layout includes a spacious lounge with two large south-facing windows, two double bedrooms, a modern family bathroom, and a well-equipped kitchen.

The second, smaller flat (Flat 2 Bancroft's Yard) is currently let and subject to an ongoing tenancy agreement. The ground floor flat (14 Benedict Street) is accessed from Benedict Street and comprises an open plan kitchen/living area, a double bedroom, and shower room.

CURRENT AND PREDICTED GROSS INCOMES

Commercial Unit - Estimated annual income of £10,000 per Annum.
Flat 2 Bancroft's Yard is currently let and subject to an ongoing tenancy agreement at £800 pcm.

Flat 1 Bancrofts Yard) is currently owner occupied. We believe the potential rental value to be £900 pcm.

Flat 14 Benedict Street is currently let and subject to an ongoing tenancy agreement at £500 pcm. However, we believe the current rental value to be approximately £700 pcm.

Total Estimated Gross Income: £38,800 per annum

SERVICES

We understand the units benefit from connection to mains gas, electricity, water and drainage. No tests have been carried out on any appliances or services at the premises and neither the vendors nor their agents give any warranty as to their condition.

BUSINESS RATES & COUNCIL TAX

Business rates £9000 p/a (excluding deductions) has been agreed for 2026.

Flat 14 Benedict Street - Council Tax Band A

Flat 2 Bancrofts Yard - Council Tax Band A

Flat 1 Bancrofts Yard - Council Tax Band A

Freehold - Subject to existing occupancy





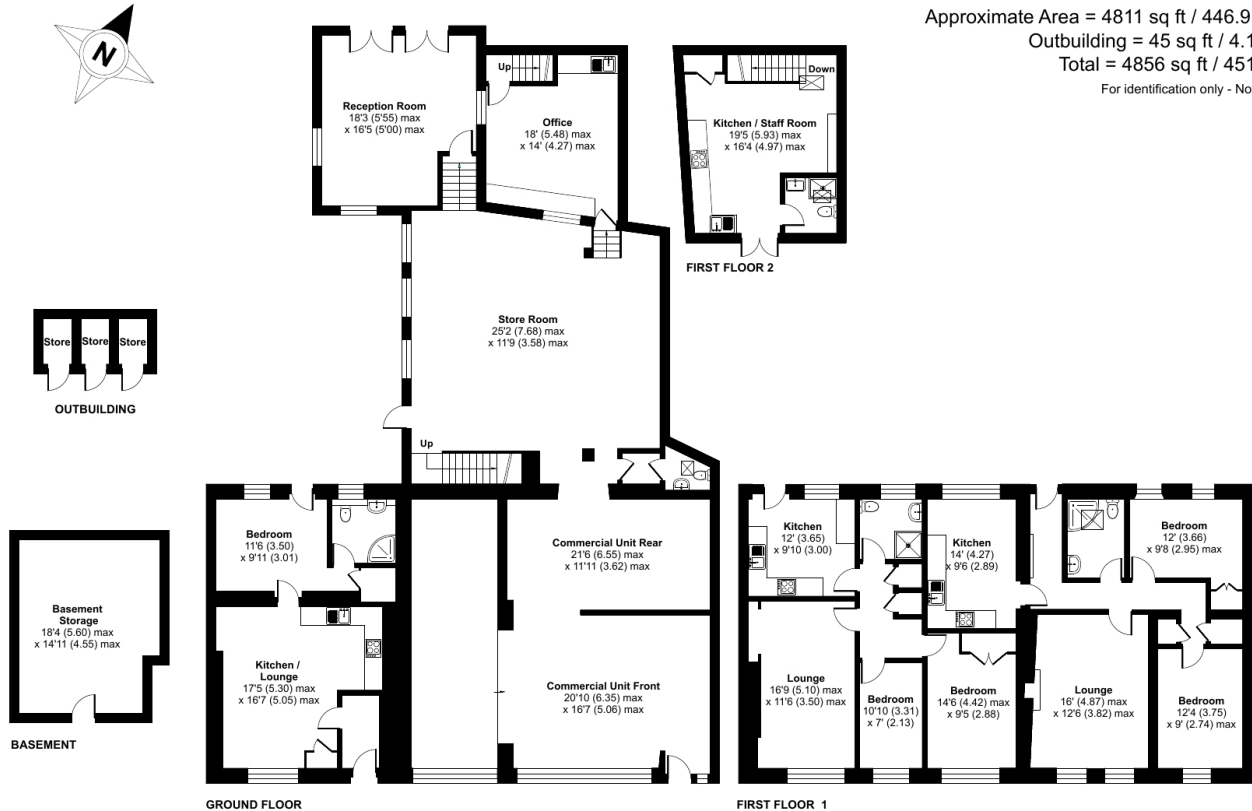
Benedict Street, Glastonbury, BA6

Approximate Area = 4811 sq ft / 446.9 sq m

Outbuilding = 45 sq ft / 4.1 sq m

Total = 4856 sq ft / 451 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Cooper and Tanner. REF: 1477803

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