

Higher Backway

Bruton, BA10 0DW

COOPER
AND
TANNER



£425,000 Freehold

Central Bruton three-bedroom townhouse with its own High Street retail/office unit generating rental income. Recently updated inside and benefiting from shared parking ownership, it offers a versatile home and investment opportunity.

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Bruton

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3



2



1

EPC D

£425,000 Freehold

DESCRIPTION

The property is arranged as two distinct elements: the commercial premises facing Bruton High Street and the townhouse positioned to the rear on Higher Backway. The vendor is prepared to remain in residence at the townhouse as a tenant or, if preferred, to sell with vacant possession and no onward chain, giving strong flexibility for both investors and those seeking to occupy the home themselves. A sheltered courtyard at the back provides outdoor space together with pedestrian access to the allocated parking area.

Additional advantages include a recently renewed flat roof, allocated parking arrangements to the rear, and an excellent setting close to Bruton's well regarded shops, cafés, schools, and train station. The self contained commercial unit on the High Street is currently let and generating rental income. The ground floor room currently utilised as accommodation (bedroom) is part of the commercial section of the building and so could be combined once more with the front office in the future if desired. Taken together, this represents a rare opportunity in one of Somerset's most desirable market towns, well suited to a home with income, a boutique investment, or a live and work arrangement.

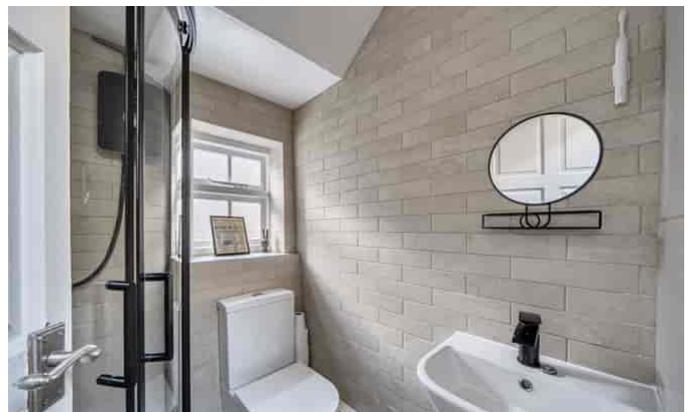
ADDITIONAL INFORMATION

- Tenure: Freehold
- Council Tax Band: B (Somerset Council)
- Conservation Area
- Listed Building: Grade II
- EPC: C (9 High Street) / D (3 Higher Backway)
- Utilities: Mains electricity, gas, water, and drainage
- Heating: Gas boiler with radiators
- Mixed-use: Residential/commercial — may require specific mortgage products

COMMERCIAL INFORMATION

The self-contained ground floor retail unit is let to Hunter French (Bruton) Limited under a lease dated 17th July 2023, expiring 7 March 2031. Passing rent of £8,700pa. Tenant breaks every third anniversary. Full copy of the lease will be available to interested parties at the Vendors discretion following a viewing.

Business Rates ratable value £4,450.

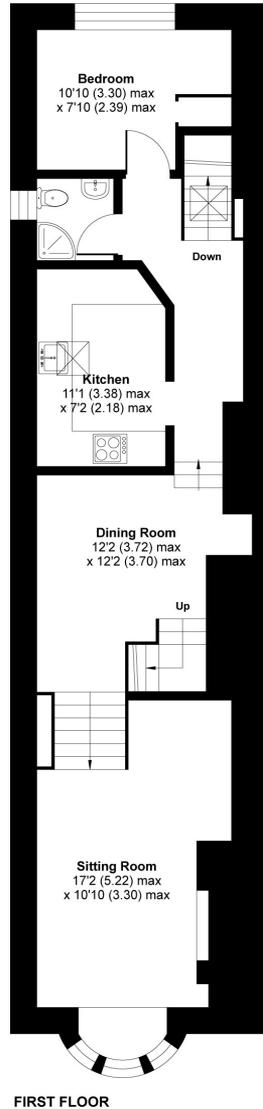
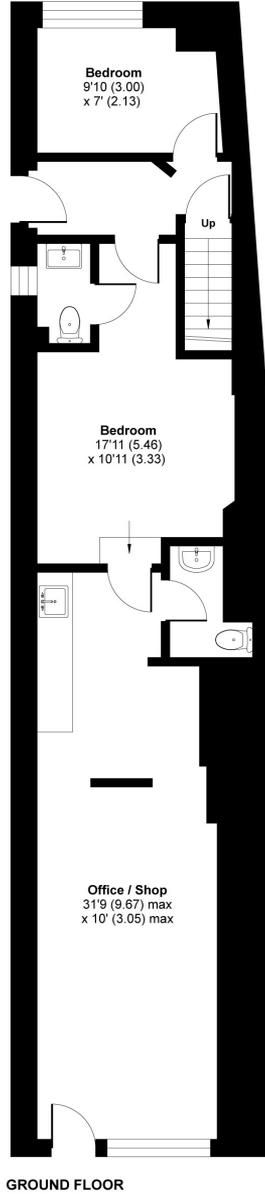




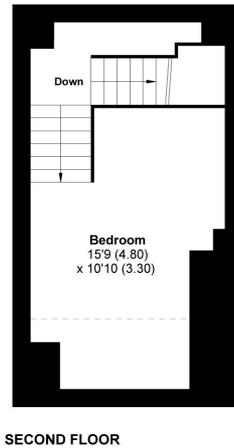
Higher Backway, Bruton, BA10

Approximate Area = 1388 sq ft / 128.9 sq m
 Limited Use Area(s) = 30 sq ft / 2.7 sq m
 Total = 1418 sq ft / 131.6 sq m

For identification only - Not to scale



Denotes restricted head height



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1411008

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