



Retail Shop TO LET



30 STATION ROAD, TAUNTON, SOMERSET, TA1 1NL.

- Prominent popular retail location adjacent to the town centre.
- Ground floor shop with rear storage and an office.
- Total area: 1,102 sq ft / 102.4 sq m.
- Rent: £8,000 per annum / £666.67 per month.

Contact: Tony Mc Donnell MRICS

Mobile: 07771 182608 / 01278 439439

Email: tony@cluff.co.uk

LOCATION – The property is located along Station Road, a busy thoroughfare serving the town for pedestrians and motorists alike. The premise occupies a prominent trading position surrounded by other retailer’s close to the town centre and the nearby mainline railway station.

Located behind the property is Morrison’s supermarket, with Taunton Deane Borough Council offices located across the road. Taunton’s recently refurbished public swimming pool is located opposite.

Taunton is the county town of Somerset with a population of approximately 75,000 people, a strong office based economy and a busy town centre, boasting numerous retailers and leisure occupiers, with significant developments to improve the town currently taking place at Firepool and Monkton Heathfield.

DESCRIPTION – The premises has a glazed aluminium shop frontage with inset doorway and security shutters. The ground floor retail sales area is approximately 16’6” (5m) wide with a depth of 78” (23.75m). There is rear pedestrian access into the shop premises also.

At the rear of the shop is a further room suitable for storage or as a workshop, a further rear lobby and stock room with a partitioned office room adjacent. There is also a WC facility to include a stainless steel sink unit.

SERVICES – All main services are connected, except for gas.

ACCOMMODATION

Ground floor:

Shop Area	840 sq ft	78.04 sq m
Rear Store	129 sq ft	11.98 sq m
Office	56 sq ft	5.20 sq m
Store	78 sq ft	7.25 sq m
Total	1,102 sq ft	102.47 sq m

BUSINESS RATES – The 2017 Draft Valuation shows the rateable value to be £11,000 per annum.

Small business allowances may be available (For rates payable contact Taunton Deane Borough Council on 01823 356324).

TERMS – A new lease is available via negotiation for a minimum period of three years. Full terms are available upon application.

RENT DEPOSIT – A minimum three months rent deposit will be required.

EPC – An EPC has been commissioned and further information is available upon request.

LEGAL COSTS – Each party to bear their own legal costs.

FREEHOLD – The freehold to include two separately accessed flats on the upper floors is also available. The current annual rental income from both flats totals £11,280. **Guide Price £215,000.**

VIEWINGS –

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These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

LOCATION PLAN

