



**Taunton** 22 Canon Street  
Taunton  
Somerset TA1 1SW  
**Telephone** 01823 270304  
**Email** taunton@cluff.co.uk

**Bridgwater** Second Floor  
11a Cornhill  
Bridgwater  
Somerset TA6 3BU  
**Telephone** 01278 439439  
**Facsimile** 01278 446823  
**Email** bridgwater@cluff.co.uk

**Web** [www.cluff.co.uk](http://www.cluff.co.uk)

Cluff Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that;

(i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a

(ii) no person in the employment of Cluff Commercial has any authority to make or give any representation or warrant whatever in relation to this property.

All negotiations concerning the property are to be conducted through the offices of Cluff Commercial.



**Viewing: by strict appointment with the Agent.**

34 THOMAS STREET  
TAUNTON  
SOMERSET  
TA2 6HB

Self contained two storey warehouse property with potential for other uses, meeting hall, dance studio etc.

Approximately 2,176sqft

PRICE £135,000

**FOR SALE OR TO LET**



## LOCATION

The property is situated on the corner of Thomas Street and Railway Street close to Taunton Railway Station and 2 miles from the junction 25 of the M5 Motorway.

## DESCRIPTION

Comprising a two storey brick building with W.C facilities on both floors and a kitchen on the ground floor. Access into the property is via a timber door.

**Taunton T:** 01823 270304 **E:** Taunton@cluff.co.uk

**Bridgwater T:** 01278 439439 **E:** Bridgwater@cluff.co.uk

[www.cluff.co.uk](http://www.cluff.co.uk)



## SERVICES

The property has the benefit of mains three phase electricity, water, and drainage. It has an alarm system.

## ACCOMMODATION

### Ground floor

Lobby with W.C facilities	
Main room	872sqft
Kitchen and Lobby	216sqft

### First floor

Room S1	323sqft
Room S2	275sqft
Room S3	156sqft
Store	50sqft
Gross Building total area	2,176sqft

## PRICE

£135,000 for the freehold interest.

## RENT

£9,500 per annum, for a new three year fully repairing lease.

## LEGAL COSTS

The ingoing tenant to bear the landlords reasonable legal costs in the transaction in the event of a letting.

Ref: CAC/I 1594

24/05/16