



Town Centre Retail with Rear Loading/Parking

TO LET



37 – 39 Bridge Street, Taunton, Somerset, TA1 1TP.

- Close to Town Centre ground floor retail premises.
- Total Accommodation: 3,322 sq ft / 308.6 sq m.
- Rear loading and designated car parking spaces.
- Rent: £27,500 per annum.

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LOCATION

The property is prominently located along Bridge Street close to the centre of Taunton, being a busy shopping area with a wide variety of businesses including Wetherspoons, Poundstretcher, C&H Carpets and a wide variety of restaurants, opticians, dentists and take away premises.

There is a nearby Morrisons Supermarket with a large car park and Wood Street public car park is located directly behind the property.

Bridge Street leads to Station Road, with a mainline railway station, as well as to North Street across the Bridge to the south, the town's central retail area.

DESCRIPTION

The property comprises a large double fronted shop unit of irregular dimensions, a frontage of approximately 11.5 metres and an overall depth of 20 metres.

The property has a full width aluminium frame shop frontage with central pedestrian doorway and a rear entrance to a service yard and loading area in which there are six allocated car parking spaces.

The premises include an internal warehouse area at the rear with its own roller shutter door for loading.

There is three phase electricity, WC facility and a kitchenette area.

ACCOMMODATION

Ground Floor:

Retail area	2,465 sq ft / 229.00 sq m
Rear Warehouse	<u>857 sq ft / 79.62 sq m</u>
Total:	3,322 sq ft / 308.62 sq m

BUSINESS RATES

Rateable Value is £20,750. Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupation may trigger an adjustment in the rating assessment.

TERMS

A new lease for a minimum term of five years, on full repairing and insuring terms at £27,500 per annum. There will be three yearly rent reviews. Vacant possession is available from October 2018.

VAT

The rent is exclusive of VAT. VAT is not applicable.

EPC

Rating D90.

LEGAL COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal costs incurred.

CONTACT

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Declaration: A Director of Cluff Commercial Limited has a financial interest in this property.

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.