



Viewing by strict appointment with the Agents

**4 WOOD STREET
TAUNTON
SOMERSET
TA1 1UN**

**VERSATILE TOWN CENTRE GROUND FLOOR SHOP(A1) AND
OFFICE (A2) PREMISES**

612 SQFT WITH PARKING

TO LET



LOCATION

The property is situated in Wood Street close its junction with Bridge Street.

It is visible from the Bridge Street junction and has excellent car parking in the vicinity within the Wood Street public car park where season tickets are available.

DESCRIPTION

A ground floor building suitable for various uses having most recently being used for A2 office purposes (insurance office). The building has modern aluminium windows to the frontage, a suspended ceiling with inset strip lights, double glazed windows to the rear.

The building is divided into two main rooms with laminate and carpeted floors.

To one end of the building is a lobby with side door, kitchenette with stainless steel sink unit, and electric water heater and a separate W.C with wash hand basin.

The building the benefit of gas central heating with a “Vailant” boiler, and radiators. There is also an air conditioning unit within the main office.

There is a single parking space at the rear of the building.



ACCOMMODATION

Main office/shop	407sqft
Office/store room	205sqft
Total	612sqft

BUSINESS RATES

Rateable Value £6,800 (2017 list)

Rates Payable £3,352.40 2018/2019

(small business allowance up to 100% may be available subject to the status of the occupier)

RENT

£10,000 per annum exclusive (VAT is not applicable).

OCCUPATION

The property will be available for occupation on the 4th September 2019, or possibly earlier by agreement.

LEASE TERMS

The property is available to let by way of a new lease for a term of six years on full repairing and insuring terms and incorporating a three year rent review. A longer lease is available if required.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be made available shortly.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable legal costs.

DECLARATION

We are required to declare that a director of Cluff Commercial has a personal interest in this property.

The property is currently occupied. All viewings strictly by appointment with the Agents Cluff Commercial Ltd.

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