



Lock Up Retail Premises

TO LET



4 St James Street, Taunton, Somerset, TA1 1JH.

- Prominent Town Centre location.
- Good footfall and town centre car parking located nearby.
- Ground Floor Retail Area 344 sq ft / 31.96 sq m. Store Room 105 sq ft / 9.75sq m.
- Rent: £12,500 per annum (£1,041.67 per month).

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LOCATION

The property is centrally located in the popular St James Street next to the North Street Prime shopping area, St James Street being located immediately opposite Debenhams Department Store. St James Street is close to the Brewhouse Theatre and Somerset Cricket Ground.

There is good public parking adjacent to the Brewhouse Theatre to the rear of the property.

There is planned pedestrianisation for St James Street towards the end of 2017.

DESCRIPTION

A lock up shop premises positioned between Granny Smiths fruit and vegetable shop and Howards fish and chip shop, with many other independent retailers located in the immediate vicinity.

The shop has a traditional timber shop front with external security shutter, an inset doorway with an aluminium door leading into the main retail area.

The shop itself has a wooden floor, a plinth to the shop front, strip lighting and power points. The main retail area measures approximately 35' deep by 10' 6" wide.

At the rear of the retail sales area is a further display area which could be used as a store room with fitted cupboards along one side and access to a WC with a wash hand basin.

There is potential for rear pedestrian access and parking by separate negotiation.

ACCOMMODATION

Ground Floor:

Retail/Sales Area	344 sq ft	31.96 sq m.
Rear Store Room	105 sq ft	9.75 sq m.
Total	449 sq ft	41.71 sq m.

BUSINESS RATES

Rateable Value	£9,500	2017/2018
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The property qualifies for a small business rates allowance. Applicants will be responsible for making their own enquiries to Taunton Deane Borough Council.

RENT & TERMS

The property is available for a term of six years on internal repairing and insuring terms at an annual rent of £12,500 (£1,041.67 per month). VAT is not applicable.

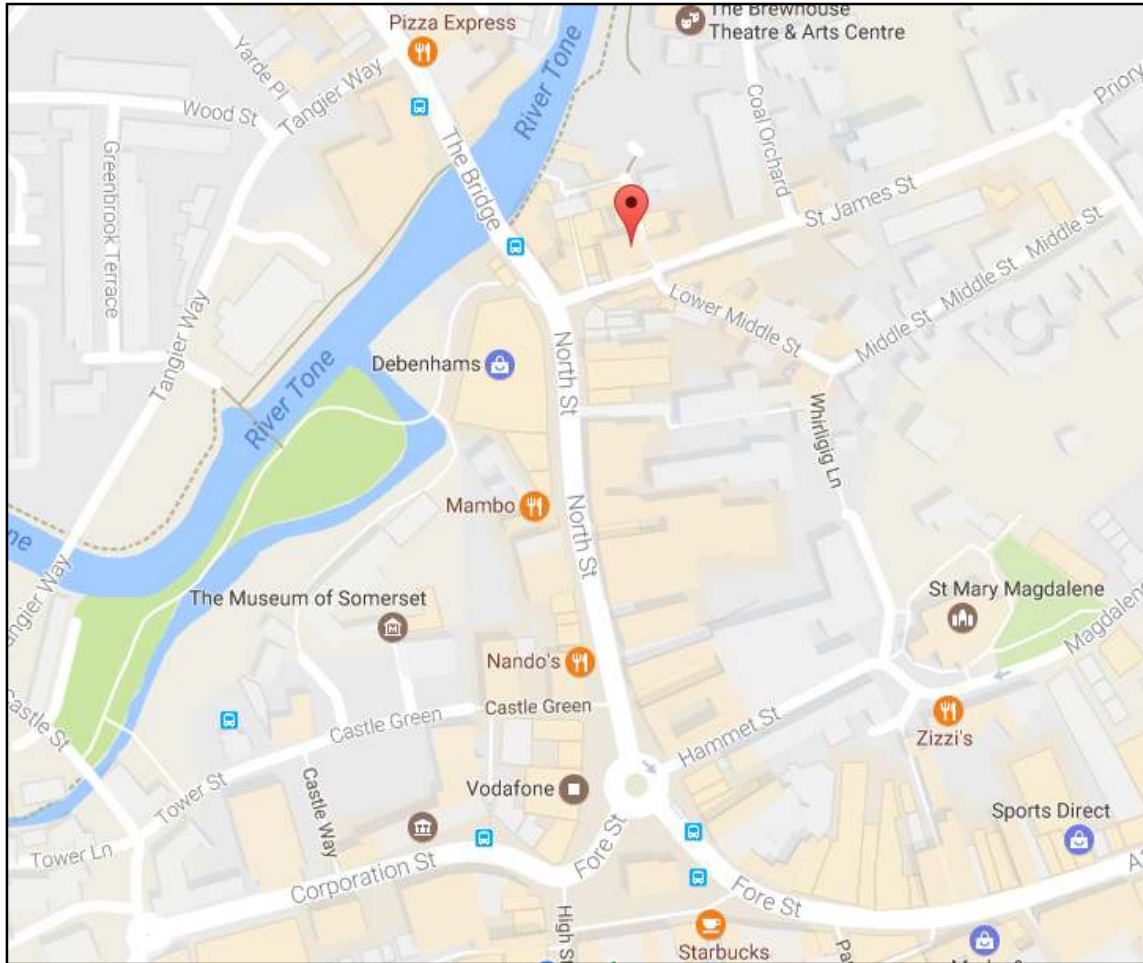
LEGAL COSTS

The proposed new tenant will be responsible for the Landlords reasonable legal costs associated with the drawing up the tenancy agreement.

EPC

The property has an EPC rating of C70.

LOCATION MAP



VIEWINGS

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