



**RICS**

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(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 Agents

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

VERSATILE GROUND FLOOR SHOP/OFFICE PREMISES  
612 SQFT WITH PARKING

**TO LET - £8,750 pa**



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## LOCATION

The property is situated in Wood Street close to the junction with Bridge Street and opposite the old Lidl's supermarket site.

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 as shop but previously as offices. 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, cupboard with electric water heater for central heating and a separate W.C with wash hand basin.

The building has radiators and a gas boiler, but the gas is currently not connected.

There is an air conditioning unit in the main shop (available by separate negotiation)

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            £5,100                            2015/2016

Rates Payable             £2,448                            2015/2016

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

## **RENT**

£8,750 per annum exclusive (VAT is not applicable).

## **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.

## **LEGAL COSTS**

The incoming tenant is to be responsible for the landlords reasonable legal costs.

## **DECLARATION**

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

**Ref :** CAC.O.1435            18/05/2016