

Viewing: strictly by appointment with the Agent

**GROUND FLOOR SHOP PREMISES
BRIDGWATER HOUSE
5 CORPORATION STREET
TAUNTON
SOMERSET
TA1 4AJ**

**SUBSTANTIAL AND WELL LOCATED GROUND FLOOR
RETAIL PREMISES IDEAL FOR VARIOUS USES SUBJECT
TO PLANNING CONSENT**

1,680sq ft (156.4m²)

TO LET



LOCATION

The property is situated in Corporation Street within the centre of Taunton a few yards from the prime location of Fore Street and The Parade, and opposite the Municipal buildings and town centre taxi rank.

The property adjoins Welches Jewellers and Swinton Insurance.

DESCRIPTION

The property comprises a ground floor A1 retail premises which has benefitted from A2 office use in the past.

The frontage to Corporation Street is approximately 27' and the premises has a depth of some 70'. It has an internal floor area of 1,680sqft.

The property has an aluminium shop front with inset glazed doorway leading into the main retail area.

The shop itself is fitted out to a good standard, the large retail area having a laminate floor, panelled or painted walls, good quality suspended ceilings with air conditioning and strip lighting panels.



To the rear of the shop are changing rooms, and a store/stockroom. The shop also benefits from a staff kitchen, and two W.C's.

The property would also lend itself to A2 or A3/A5 uses subject to planning consent.

BUSINESS RATES

Rateable Value £27,250 2016/2017

Rates Payable £13,189 2016/2017

Proposed new rateable value from April 2017 will be £23,000

RENT

£27,500 per annum (plus VAT if applicable).

LEASE TERMS

A new lease for a term of 10 years incorporating 5 yearly rent reviews on full repairing and insuring terms.

LEGAL TERMS

The ingoing tenant to be responsible for the landlord's reasonable legal costs in the transaction

EPC

The property has an EPC rating of D99.

VIEWING

Strictly by arrangements with the letting agents Cluff Commercial Ltd

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Ref: CAC R1500

31st March 2017