



RICS

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All negotiations concerning the property are to be conducted through the offices of Cluff Commercial.



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



Taunton T: 01823 270304 **E:** Taunton@cluff.co.uk

Bridgwater T: 01278 439439 **E:** Bridgwater@cluff.co.uk

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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. Hays recruitment are located on the upper floors.

The upper floors of the building are occupied by Hays Recruitment PLC.

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 high 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 is a carpeted area with changing rooms, and a further store/stockroom. The shop also benefits from a good sized staff kitchen with sink unit and shelving, and two W.C's. off the rear hallway.

There is a small rear courtyard and fire escape for bin storage.

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

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BUSINESS RATES

Rateable Value	£27,250	2016/2017
Rates Payable	£13,189	2016/2017

RENT

£30,000 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

VIEWING

Strictly by arrangements with the letting agents Cluff Commercial Ltd

Chris Cluff BSc(Hons) MRICS
Cluff Commercial Ltd

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Ref: CAC R1500 23rd June 2016