



## Town Centre Retail Shop with A2 Use

**TO LET**



### **7 Corporation Street, Taunton, Somerset, TA1 4AJ.**

- Ground floor retail shop close to Taunton's town centre.
- Well configured ground floor shop with glazed shop frontage.
- Total Accommodation – 980 sq ft, to include kitchenette and rear office.
- Basement storage providing 640 sq ft.
- Rear pedestrian doorway leading onto Bath Place.
- Available for a minimum lease term of five years.
- Rent: £14,000 per annum / £1,167 per month.

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## LOCATION

The property is prominently situated along Corporation Street, within the centre of Taunton a few meters from the prime location of Fore Street and The Parade, and opposite the Municipal Buildings and town centre taxi rank.

The property adjoins Vidal Saloon with nearby occupiers to include the Pitcher and Piano and The Cosy Club bar and restaurants, a Mecca Bingo hall, as well as a nearby Boots, Costa Coffee, NatWest and the Orchard Shopping Centre.

Taunton is the county town of Somerset, boasting a thriving retail, leisure and administration centre, within 2 miles of J 25 of the M5 motorway and has a catchment population approaching 350,000 within a 30 minute drive.

## DESCRIPTION

The property comprises a ground floor A1 Retail premises, which has the benefit of A2 (Financial and Professional) planning use.

The internal floor area is as follows:

Front Sales area	477 sq ft	44.31 sq m
Rear Area	247 sq ft	22.95 sq m
Kitchenette	93 sq ft	8.60 sq m
Rear Office	163 sq ft	15.12 sq m

The property has an aluminium shop frontage with a glazed double pedestrian doorway to the right hand side. To the rear there is a separate WC with a wash hand basin.

The premises is fitted out to a good standard, with a concrete floor, painted walls, suspended ceilings with air conditioning and inset lighting. The front sales area requires some redecoration however this will be undertaken by the ingoing tenant as part of their fit out.

The premise is suitable for A1 Retail use, A2 use for example as an estate agency or employment agency. Alternative uses, such as A3, A4 and D1 will be considered and may require a change of use.

## BUSINESS RATES

Rateable Value is £11,750. Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupation may trigger an adjustment in the rating assessment.

## TERMS

A new lease for a minimum term of five years, on full repairing and insuring terms at £14,000 per annum (£1,167 per month).

## VAT

The rent is exclusive of VAT.

## EPC

Commissioned - available shortly.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

## CONTACT

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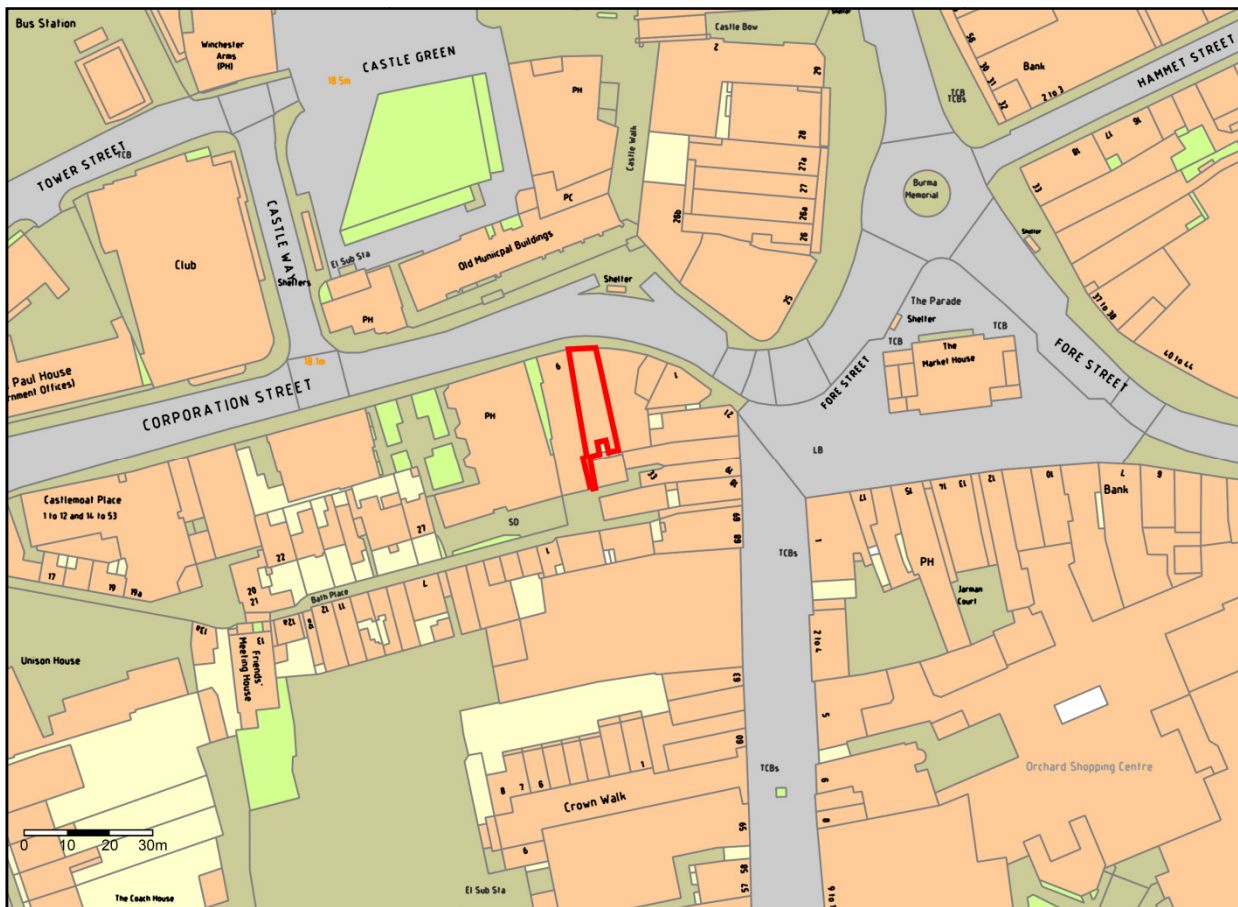
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LOCATION PLAN -



These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.