



Town Centre Shop
TO LET



9 The Bridge Street, Taunton, Somerset, TA1 1UQ.

- Ground and first floor shop close to the Town Centre.
- Prominent property located near Debenhams Department store.
- Ground Retail Area: 265 sq ft / 24.62 sq m.
- First Floor Store: 211 sq ft / 19.60 sq m.
- Total: 476 sq ft / 44.22 sq m.
- Rent: £12,000 per annum / £1,000 per month.

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LOCATION

The property is prominently located on The Bridge close to the central retail area in Taunton. At this location, there is a wide variety of businesses to include Debenhams, Wetherspoons, and Poundland as well as a variety of restaurants, licensed and take away premises, to include Hubbox and Subway. The popular Riverside Place retail quarter is located nearby also.

The Bridge leads onto North Street, the town's central retail area, to the south and joins with Bridge Street to the north across the bridge.

DESCRIPTION

This Grade II listed property occupies a corner position and comprises a traditional glazed shop front with a recessed glazed entrance door.

There is a staircase rising to the first floor which provides additional retail, office or storage accommodation.

The shop benefits from mains drainage, water and three phase electricity. Heating is by way of electric heaters and WC facilities are on the first floor.

ACCOMMODATION

Ground Floor	265 sq ft / 24.62 sq m
First Floor	<u>211 sq ft / 19.60 sq m</u>
Total:	476 sq ft / 44.22 sq m

BUSINESS RATES

Rateable Value is £10,000. 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 £12,000 per annum. There will be three yearly rent reviews. Vacant possession is available from May 2019.

VAT

VAT is not payable.

EPC

The property is Grade II listed.

LEGAL COSTS

The ingoing tenant will be responsible for a contribution towards the Landlord's reasonable legal costs incurred, via an undertaking for costs.

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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.

LOCATION AND SITE PLAN

