



Town Centre Shop
TO LET



50 Bridge Street, Taunton, Somerset, TA1 1UD.

- Ground floor retail premises close to the Town Centre.
- Retail Area: 505 sq ft / 46.92 sq m.
- Rear Store: 135 sq ft / 12.54 sq m.
- Total: 640 sq ft / 59.46 sq m.
- Rent: £8,500 per annum / £708.33 pcm.

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LOCATION

The property is prominently located along Bridge Street close to the centre of Taunton, being a busy shopping area with a wide variety of businesses including Wetherspoons, Poundstretcher, C&H Carpets and a wide variety of restaurants, licensed and take away premises.

There is a nearby Morrisons Supermarket with a large car park and Wood Street public car park is nearby.

Bridge Street leads to Station Road, with a mainline railway station, as well as to North Street across the Bridge to the south, the town's central retail area.

DESCRIPTION

The property comprises a glazed shop front with a recessed glazed entrance door. The front retail area is rectangular in shape, with a laminate wood floor, suspended ceiling with inset Cat II and perimeter spot lighting.

There is a rear store room with a separate WC; a kitchenette point with cupboards below and a rear pedestrian door leading out onto Black Horse Lane.

The shop benefits from mains drainage, water and three phase electricity, as well as an intruder alarm system.

ACCOMMODATION

Ground Floor:

Front Retail area	505 sq ft / 46.92 sq m
Rear Store room	<u>135 sq ft / 12.54 sq m</u>
Total:	640 sq ft / 59.46 sq m

BUSINESS RATES

Rateable Value is £6,600. 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 £8,500 per annum. There will be three yearly rent reviews. Vacant possession is available from April 2019.

VAT

The rent is exclusive of VAT.

EPC

An EPC has been commissioned and will be available shortly, or visit www.ndepcregister.com

LEGAL COSTS

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

CONTACT

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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



INTERNAL PHOTOGRAPHS

