



# **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.

The 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 135 sq ft / 12.54 sq m

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**

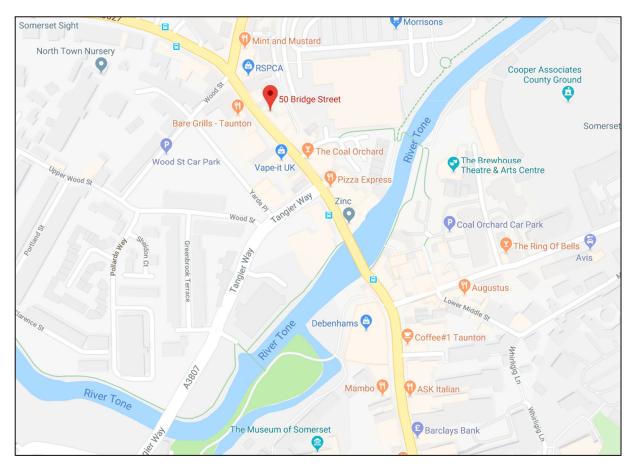
The ingoing tenant will be responsible for a contribution towards the Landlord's reasonable legal costs incurred, via an undertaking for costs.

## **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





