



## Retail Shop TO LET



### 143B EAST REACH, TAUNTON, SOMERSET, TA1 3HN.

- Prominent retail location adjacent to the town centre.
- Ground floor self contained shop.
- Suitably for a variety of uses.
- Total area: 220 sq ft / 20.44 sq m.
- Rent: £3,500 per annum / £291.67 per month.

Contact: Tony Mc Donnell MRICS

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**LOCATION** – The property is located along East Reach Road, a busy thoroughfare serving the town for pedestrians and motorists alike. The premise occupies a prominent trading position surrounded by other retailer’s close to Taunton’s town centre.

Taunton is the county town of Somerset with a population of approximately 75,000 people, a strong office based economy and a busy town centre, boasting numerous retailers and leisure occupiers, with significant developments to improve the town currently taking place.

**DESCRIPTION** – The premises has a glazed shop frontage with a side pedestrian entrance doorway and security shutters. The ground floor retail sales area is approximately 11’ wide with a depth of 12’8” providing a total of 139 sq ft. To the rear there is a further retail area 9’ deep by 10’7” wide providing an additional 81 sq ft of accommodation.

At the rear of the retail area there is also a WC facility to include a sink. The property is a listed building with a low rateable value.

**SERVICES** – All main services are connected, except for gas.

**ACCOMMODATION**

**Ground floor:**

Front Shop Area	139 sq ft	12.91 sq m
Rear Shop Area	<u>81 sq ft</u>	<u>7.53 sq m</u>
<b>Total</b>	<b>220 sq ft</b>	<b>20.44 sq m</b>



**BUSINESS RATES** – The 2017 Draft Valuation shows the rateable value to be £3,250 per annum.

Small business allowances may be available (For rates payable contact Somerset West and Taunton Council on 01823 356324).

**TERMS** – A new lease is available via negotiation for a minimum period of three years. Full terms are available upon application.

**RENT DEPOSIT** – A minimum three months rent deposit will be required.

**EPC** – Rated C68.

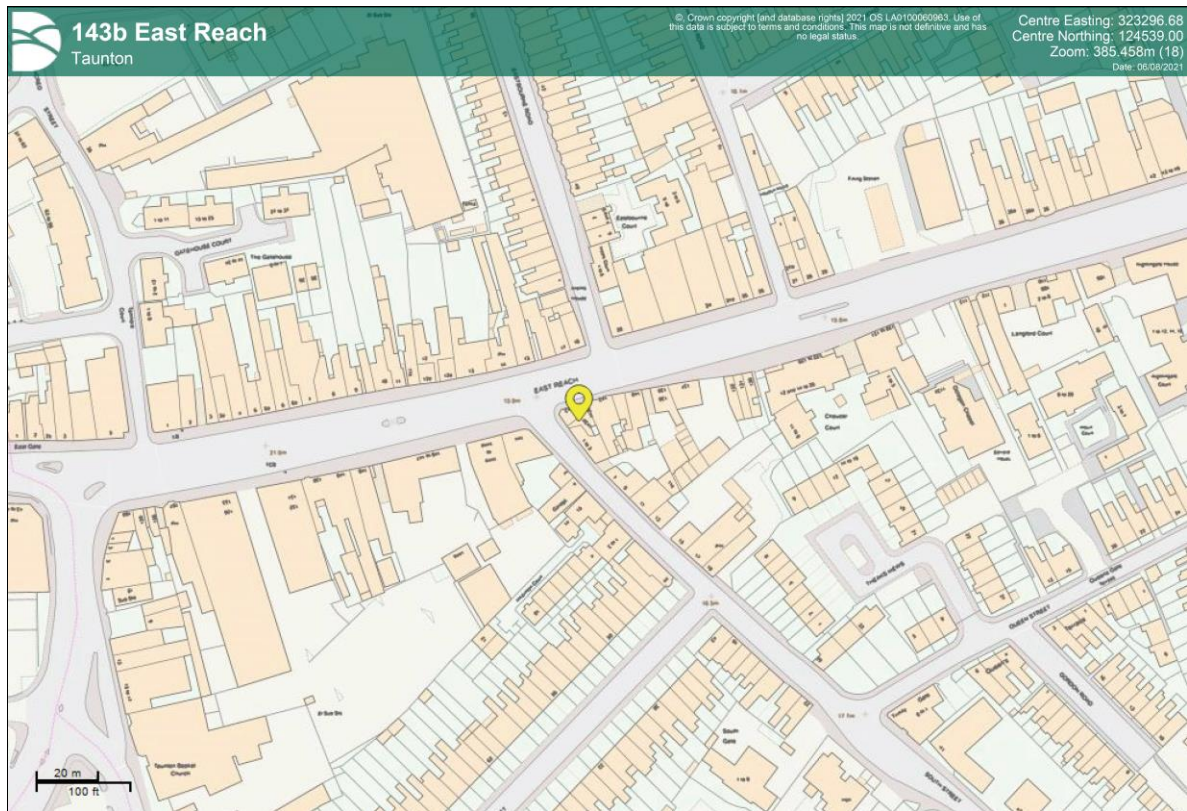
**LEGAL COSTS** – Each party to bear their own legal costs.

**VIEWINGS** –

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## LOCATION PLAN



### VIEWINGS –

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