



Shop
TO LET



21 Bridge Street, Taunton, Somerset, TA1 1TQ.

- Ground floor retail premises close to the Town Centre.
- Located on a main arterial route into the town.
- Shop Accommodation: 675 sq ft / 62.70 sq m.
- Rent: £7,950 per annum / £662.50 per calendar month.

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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 variety of businesses including Wetherspoons, Poundstretcher, C&H Carpets and a number 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 located behind the property.

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 glazed pedestrian entrance door. The internal retail area is rectangular in shape, with suspended ceilings to include CAT II inset lighting and carpeted floors. The premise' benefits from a burglar alarm and a rear WC facility. There is also a rear kitchenette and storeroom. At the rear is a pedestrian doorway along a rear yard area that provides pedestrian access to a short alleyway leading to the rear of the property.

The shop benefits from mains drainage, water and electricity. There is no fixed heating in the premises.

ACCOMMODATION

Ground Floor:

Total: 675 sq ft / 62.70 sq m

BUSINESS RATES

Rateable Value is £6,200. 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

Flexible lease terms available subject to a minimum term of 5 years, on full repairing and insuring terms at £7,950 per annum. A security deposit will be required.

VAT

The rent is exclusive of VAT.

EPC

Rating B50.

LEGAL COSTS

Each party will be responsible their own legal costs incurred.

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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



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