



Former Dental Clinic with First and Second Floor Ancillary Accommodation

**TO LET**



**23 & 23A Bridge Street, Taunton, Somerset, TA1 1TQ.**

- Located close to the Town Centre.
- Ground floor former dental clinic. Suitable uses considered.
- First and Second floor ancillary office/storage accommodation.
- Ground: 1,064 sq ft. First: 960 sq ft. Second: 372 sq ft.
- Total Accommodation: 2,396 sq ft / 222.60 sq m.
- Rent: £22,500 per annum / £1,875 per calendar month.

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## LOCATION

The property is prominently located along Bridge Street close to the town 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 located directly 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 latter being the town's central retail shopping area.

## DESCRIPTION

The property comprises a traditional glazed shop front with a secondary entrance door leading to the upper floors. The internal ground floor area is rectangular in shape, providing also a DDA complaint WC, a separate WC and part suspended ceilings. There is also a rear pedestrian doorway to the alleyway behind the premises.

The first floor provides ancillary office and storage accommodation as well as a WC and a kitchenette facility. The second floor provides additional ancillary office or storage accommodation.

The property benefits from mains drainage, water and three phase electricity. There is also some air conditioning with the ground floor of the premises.

Until recently, the premises has been occupied by "*Confident Orthodontics*" with the ground and part first floor fitted out as a dental clinic. The remainder of the accommodation serving as offices and ancillary storage.

## ACCOMMODATION

Ground Floor:	1,064 sq ft	98.84 sq m
First Floor:	960 sq ft	89.19 sq m
Second Floor:	<u>372 sq ft</u>	<u>34.56 sq m</u>
<b>TOTAL OVERALL:</b>	<b>2,396 sq ft</b>	<b>222.59 sq m</b>

## BUSINESS RATES

Rateable Value is £11,000. 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 or six years, on full repairing and insuring terms at £22,500 per annum. There will be three yearly rent reviews. A tenant's break option on the third anniversary. Consideration will be given to a new lease for the ground floor demise only at an annual rent of £14,000 per annum.

## VAT

The rent is exclusive of VAT.

## EPC

Rating D90.

## 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

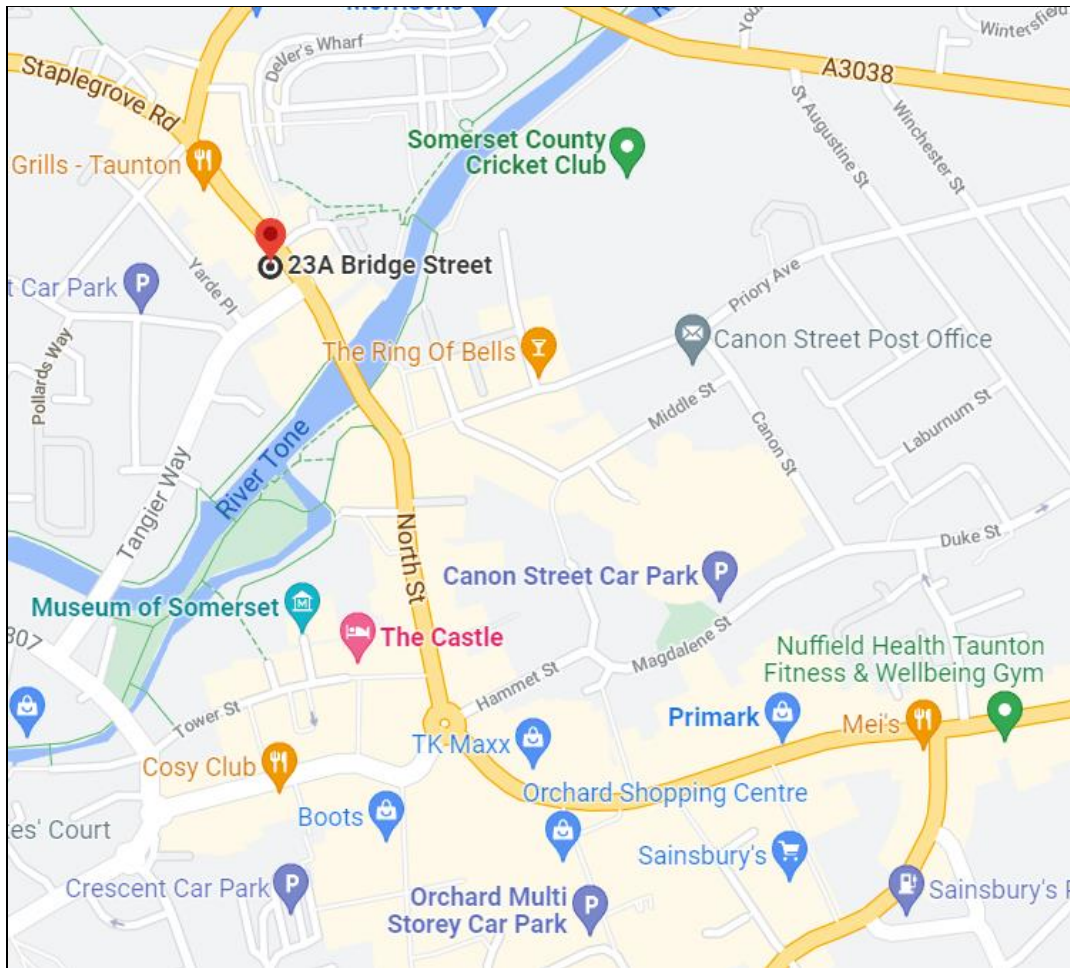
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# LOCATION AND SITE PLAN



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