



First and Second Floor Office Accommodation

**TO LET**



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

- Located close to the Town Centre.
- First and Second floor office accommodation.
- First Floor: 960 sq ft. Second Floor: 372 sq ft.
- Total Accommodation: 1,332 sq ft / 123.75 sq m.
- Alternative uses considered.
- Rent: £5,400 per annum / £450 per 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 frontage pedestrian entrance door leading to stairs and to the upper floors.

The first floor provides office and storage accommodation as well as a WC and a kitchenette area. The second floor provides additional office and storage accommodation arranged as one large room.

There is also a rear pedestrian doorway to the rear of the premises.

The property benefits from mains drainage, water and electricity.

## ACCOMMODATION

First Floor:	960 sq ft	89.19 sq m
Second Floor:	<u>372 sq ft</u>	<u>34.56 sq m</u>
<b>TOTAL:</b>	<b>1,332 sq ft</b>	<b>123.75 sq m</b>

## BUSINESS RATES

Rateable Value is approx. £1,750. The present assessment requires updating.

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 three years, on internal repairing and insuring terms at £5,400 per annum. A tenant's break option will be considered. Alternatively, a shorter term of 12 months may also be considered.

## VAT

The rent is exclusive of VAT.

## EPC

Rating D90.

## 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

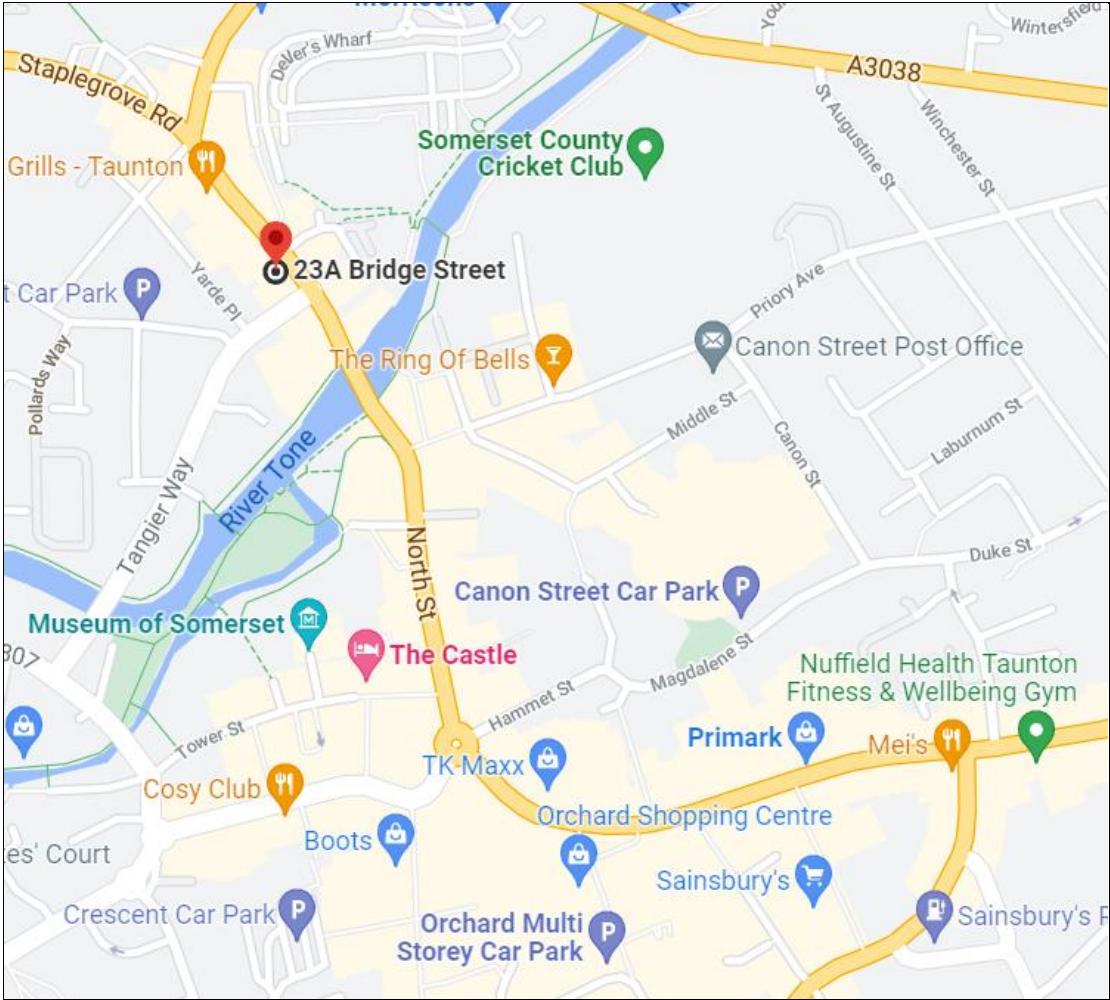
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These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed, and they are expressly excluded from any contract.

**LOCATION AND SITE PLAN**



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