



Town Centre Offices

TO LET



3-5 Corporation Street, Taunton, Somerset, TA1 4AJ.

- First and second floor offices.
- Prominent location within Taunton's Town Centre.
- Total Offices: 1,577 sq ft / 146.51 sq m.
- Rent: £16,000 per annum / £1,334 per month.

Contact: Tony Mc Donnell MRICS

Mobile: 07771 182608

Email: tony@cluff.co.uk

Chris Cluff MRICS

07802 385746

chris@cluff.co.uk

LOCATION

The property is situated in Corporation Street within the centre of Taunton a few yards from the prime location of Fore Street and The Parade, and opposite the Municipal buildings and town centre taxi rank.

The property is located above Welches Jewellers and Vital Hair Salon.

DESCRIPTION

The property comprises a self contained first and second floor office premises with access via an independent entrance between the two ground floor shop properties forming part of the same building.

The main office area is accessed via stairs to the first floor which has an open plan office space to the front overlooking Corporation Street. To the rear of this are staff toilets, a kitchenette, and a meeting room with cupboard off.

The stairwell leads to the second floor which has a reception area, and a number of smaller modular offices which could be removed if required. At the rear is a further kitchenette, and a meeting room with stationery cupboard.

Heating is by way of air conditioning on the first floor, and electric night storage heaters on the second floor and stairs.

ACCOMMODATION

First Floor:	788 sq ft	73.21 sq m
Second Floor:	<u>789 sq ft</u>	<u>73.30 sq m</u>
Total:	1,577 sq ft	146.51 sq m

BUSINESS RATES

Rateable Value is £9,500 per annum, under the 1st April 2023 listing. 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. The property qualifies for small business rates relief, depending in the status of the tenant occupier.

TERMS

A new lease for a minimum term of 6 years, on full repairing and insuring terms at **£16,000 per annum**. There will be a rent review on the third anniversary.

EPC

E115 – expiry date of April 2032.

LEGAL COSTS

The ingoing tenant is to be responsible for the Landlords reasonable legal costs incurred.

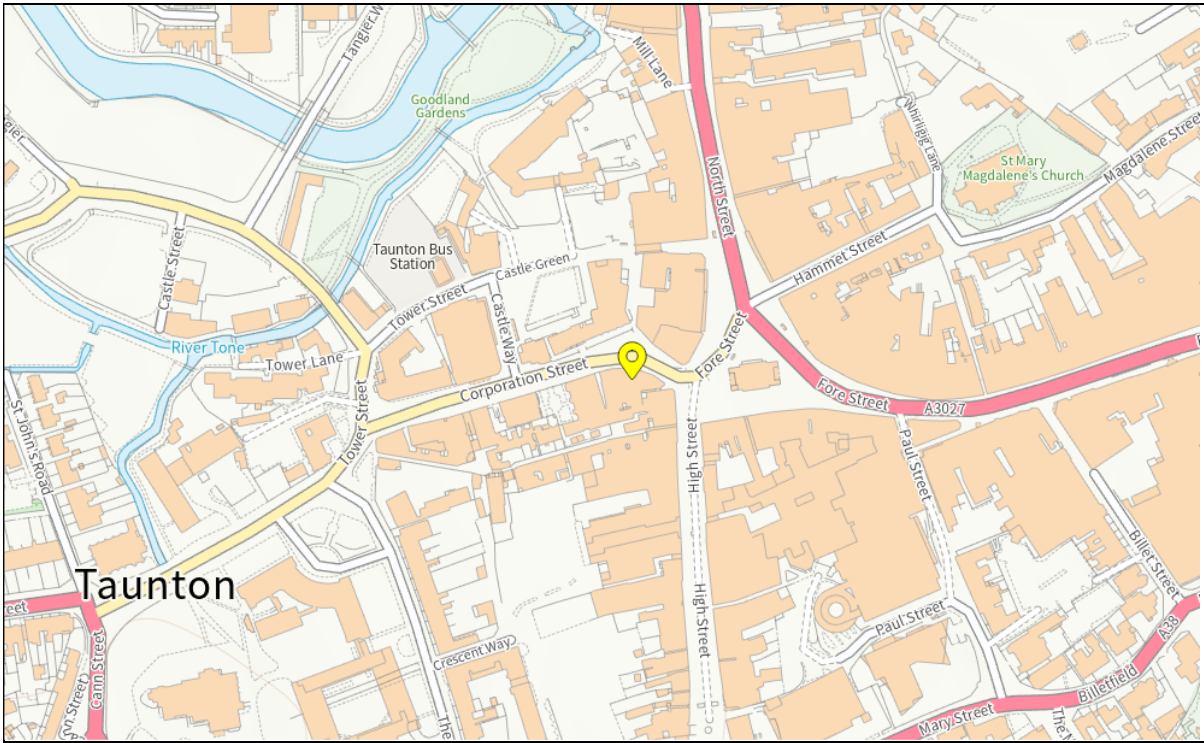
CONTACT

Tony Mc Donnell MRICS
Chris Cluff MRICS

Mobile: 07771 182608
Mobile: 07802 385746

Email: tony@cluff.co.uk
Email: chris@cluff.co.uk

LOCATION PLAN



CONTACT

Tony Mc Donnell MRICS
Chris Cluff MRICS

Mobile: 07771 182608
Mobile: 07802 385746

Email: tony@cluff.co.uk
Email: chris@cluff.co.uk

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.