



TO LET

**WELL LOCATED RETAIL SHOP WITH STORAGE AND
PARKING**



33 Bridge Street, Taunton, Somerset, TA1 1TP

- Ground floor total accommodation 1,574 sq ft.
- Mezzanine providing 446 sq ft.
- Rear designated parking and loading area.
- New lease for a term of ten years.
- Rent: £15,000 per annum.

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LOCATION

The property is situated in Bridge Street on the left hand side walking away from the town centre opposite Wetherspoon’s Coal Orchard public house, and next door to Furnitrust, C & H Carpets and the Foot and Gait Clinic.

The property has some pavement frontage which could be used for outside display.

There is parking at the rear accessed from Yarde Place adjacent to the Wood Street public car park.

DESCRIPTION

A ground floor shop with rear access and loading having a substantial retail area currently occupied by Harvey & Wade Kitchens.

The shop has a hardwood shop front with central doorway, the main retail area having a solid floor, with a suspended ceiling with inset lighting.

The main retail area is partitioned from the rear part where there is an office area with some carpeting and partitioned walls leading to the main rear storage area which has a steel framed mezzanine floor above with a staircase.

At the rear of the storage area is a WC and kitchenette.

Double steel clad loading doors give access to the rear car park within which there are two car parking spaces allocated for the property.

ACCOMMODATION

Front retail area	731 sq ft
Rear office/retail	397 sq ft
Rear storage	<u>446 sq ft</u>
Sub-total	1,574 sq ft
Mezzanine storage	446 sq ft

BUSINESS RATES

Rateable Value	£12,500 (2017)
Rates payable	Applicants are advised to make their own enquiries with Somerset West and Taunton Council.

LEASE TERMS

The property is available to let by way of a new ten year lease incorporating 3 yearly reviews on full repairing and insuring terms.

The property is available from the 1st April 2020.

RENT

£15,000 per annum. VAT is not applicable.

EPC

An EPC has been commissioned and will be available shortly.

LEGAL COSTS

The incoming tenant to be responsible for the landlord's reasonable legal costs.

