



**Town Centre Retail Premises
TO LET**



35 Bridge Street, Taunton, Somerset, TA1 1TP.

- Ground floor retail premises, with rear parking.
- Prominent location within Taunton's Town Centre.
- Ground Floor Retail: 1,696 sq ft / 157.56 sq m.
- Rent: **£15,000 per annum / £1,250 per month.**

Contact: Tony Mc Donnell MRICS

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LOCATION

The property is situated in Bridge Street on the left hand side walking away from the town centre, close to Furnitrust and Excalibur Gaming. The property has some pavement frontage which could be used for outside display.

There are 2 located car spaces and rear servicing at the rear accessed from Yarde Place adjacent to the Wood Street public car park.

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

A ground floor shop with rear access, having a substantial retail area currently occupied by C&H Carpets who are due to vacate in April 2024.

The shop has a modern aluminium shop front with inset double doors, and security shutter. The main retail area has a solid floor, with a suspended ceiling with inset lighting.

A WC is situated at the rear of the premises.

A rear door gives access to the rear car park within which there are two car parking spaces allocated for the property.

ACCOMMODATION

Total: 1,696 sq ft / 157.56 sq m

BUSINESS RATES

Rateable Value is £13,000 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.

TERMS

A new lease for a minimum term of 10 years, on full repairing and insuring terms at **£15,000 per annum**. There will be three yearly rent reviews. Vacant possession is available from April 2024. VAT is not payable.

EPC

C36.

LEGAL COSTS

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

CONTACT

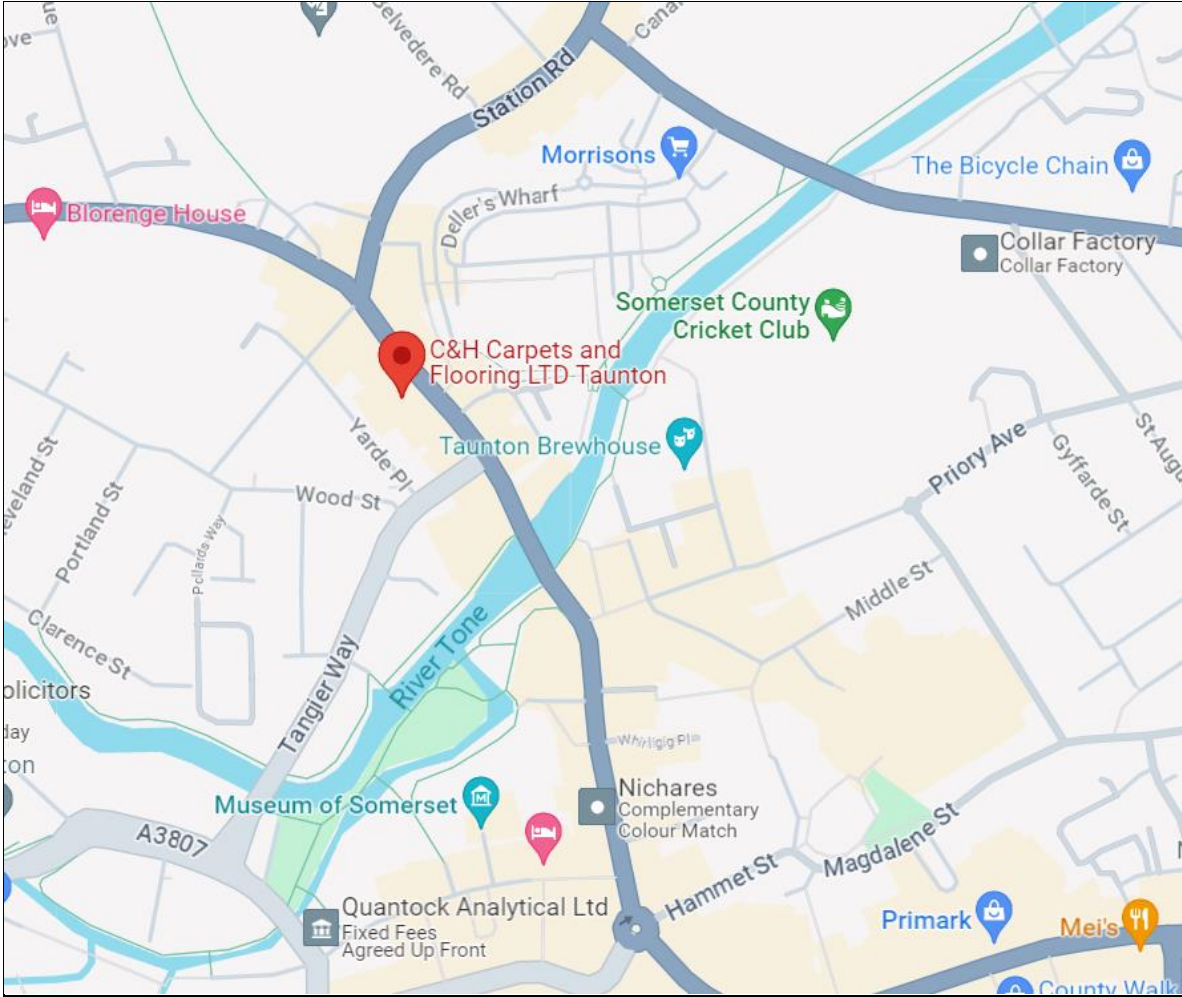
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These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed, and they are expressly excluded from any contract.

LOCATION PLAN



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