



Town Centre Retail Premises

TO LET



7 The Bridge Street, Taunton, Somerset, TA1 1UQ.

- Ground and first floor retail premises, with storage on the third floor.
- Prominent location in Taunton's Town Centre.
- Ground Retail Area: 495 sq ft / 46.00 sq m.
- First Floor Retail: 305 sq ft / 28.34 sq m.
- Second Floor Store: 323 sq ft / 30.00 sq m.
- Total: 1,123 sq ft / 104.34 sq m.
- Rent: £20,000 per annum.

Contact: Tony Mc Donnell MRICS

Mobile: 07771 182608 Email: tony@cluff.co.uk LOCATION

The property is prominently located on The Bridge and situated within the central retail area in Taunton's

town centre.

At this location, there is a wide variety of businesses to include Debenhams, Wetherspoons, and

Poundland as well as a variety of well-known licensed restaurants, to include Ask, Nando's and Hubbox;

and take away premises, with Subway located across the road. The popular Riverside Place retail quarter

is located nearby also.

The Bridge leads onto North Street, the town's central retail area, to the south and joins with Bridge

Street to the north across The Bridge.

DESCRIPTION

This Grade II listed property occupies a prominent corner position and comprises a traditional glazed

shop frontage with a central recessed glazed pedestrian entrance doorway.

Internally, the ground floor retail premises is well presented. There is a modern staircase rising to the

first floor which provides additional retail accommodation as well as further accommodation on the

second floor suitable for storage, office or retail purposes.

The shop benefits from mains drainage, water and three phase electricity. Heating is by way of electric

heaters and staff WC facilities are located on the second floor.

ACCOMMODATION

Ground Floor 495 sq ft / 46.00 sq m

First Floor 305 sq ft / 28.34 sq m

Second Floor <u>323 sq ft</u> / <u>30.00 sq m</u>

Total: 1,123 sq ft / 104.34 sq m

BUSINESS RATES

Rateable Value is £19,000. 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 years, on full repairing and insuring terms at £20,000 per

annum. There will be three yearly rent reviews. Vacant possession is available from early 2021.

VAT

VAT is not payable.

EPC

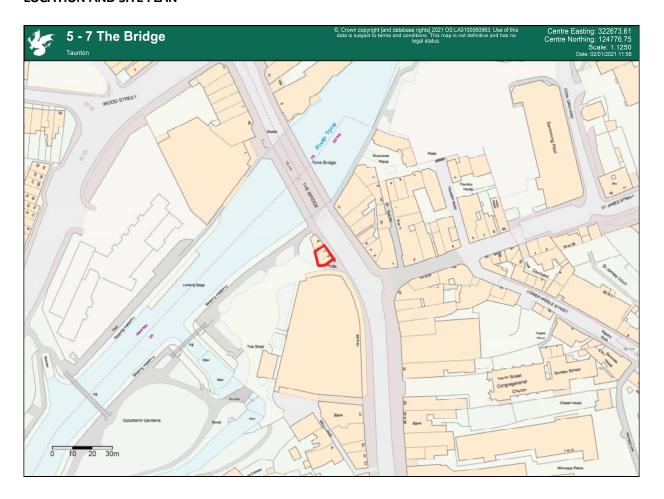
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These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed, and they are expressly excluded from any contract.

LOCATION AND SITE PLAN



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