



**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

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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 / 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

The property is Grade II listed.


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LOCATION AND SITE PLAN

 **5 - 7 The Bridge**
Taunton

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Centre Easting: 322673.61
Centre Northing: 124776.75
Scale: 1:1250
Date: 02/01/2021 11:56



A detailed street map of a residential area in Taunton, Somerset, centered on the River Tone. The river flows from the top left towards the bottom right, crossing the bridge. The bridge is highlighted with a red rectangle. To the north of the river, there are residential buildings and streets including Wood Street, Stonehouse Place, and Faurby Hoop. To the south, there are more residential buildings, a church (Nun Street Congregational Church), and a school (Sundley School). A scale bar in the bottom left corner indicates 0, 10, 20, and 30 meters.

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