



**Town Centre Retail Premises
TO LET**



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

- Ground and first floor retail premises, with second floor storage.
- Prominent location in Taunton's Town Centre.
- Ground Floor Retail: 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: £18,000 per annum / £1,500 per month.

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 Coffee#1, Poundland as well as a variety of well-known licensed restaurants, to include Ask, Nando's and Hub Box; and take away premises, with Subway located across the road. The popular Riverside Place retail quarter is located nearby.

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. Somerset County Cricket Ground is nearby.

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 £13,250 per annum. 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.

TERMS

A new lease for a minimum term of five years, on full repairing and insuring terms at £18,000 per annum. There will be three yearly rent reviews.

VAT

VAT is not payable.

EPC

The property is Grade II listed.

CONTACT

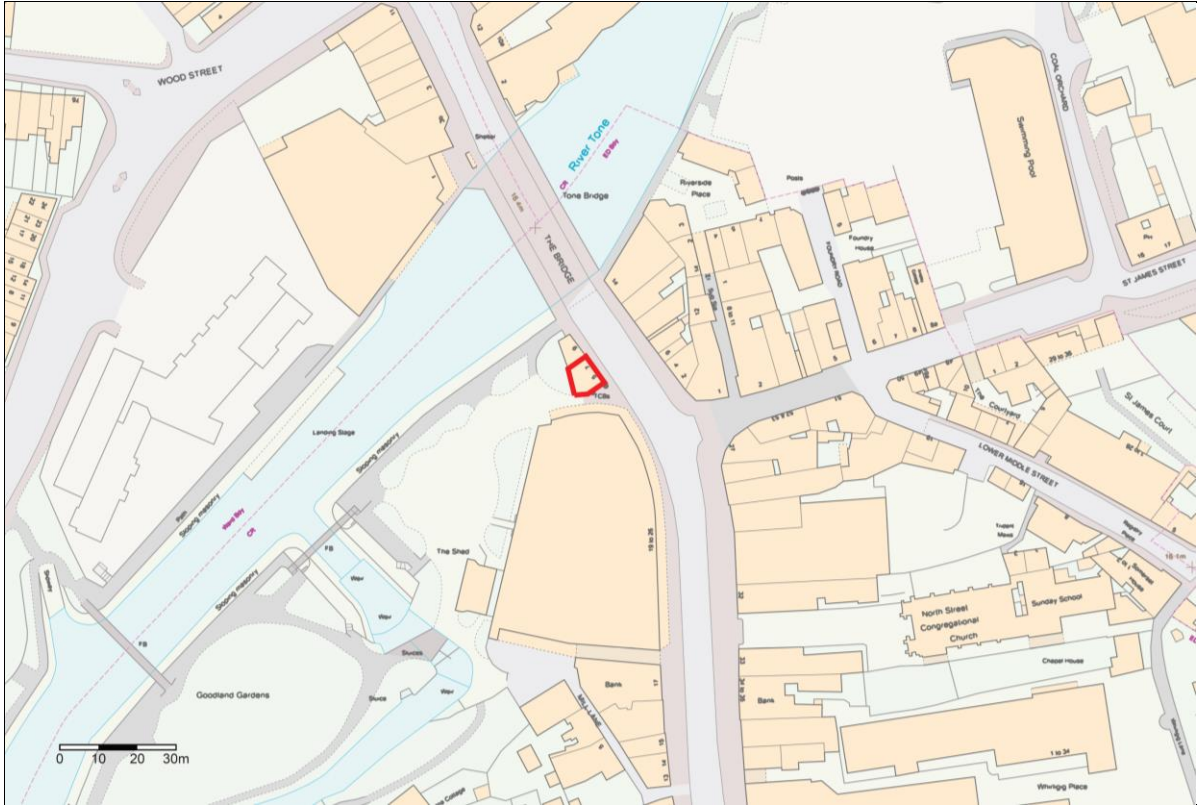
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These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed, and they are expressly excluded from any contract.

LOCATION AND SITE PLAN



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