



## Shop TO LET



### 52 Bridge Street, Taunton, Somerset, TA1 1UD.

- Ground floor retail premises close to the Town Centre.
- Located on a main arterial route into the town.
- Shop Area: 540 sq ft / 50.17 sq m.
- Rent: £8,500 per annum / £708.33 per calendar month.

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Chris Cluff MRICS

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## **LOCATION**

The property is prominently located along Bridge Street close to the centre of Taunton, being a busy shopping area with a wide variety of businesses including Wetherspoons, Poundstretcher, C&H Carpets and a wide variety of restaurants, licensed and take away premises.

There is a nearby Morrisons Supermarket with a large car park and Wood Street public car park is nearby.

Bridge Street leads to Station Road, with a mainline railway station, as well as to North Street across the Bridge to the south; the town's central retail area.

## **DESCRIPTION**

The property comprises a glazed shop front with a recessed glazed entrance door. The internal retail area is rectangular in shape, benefitting from an external electric metal roller shutter system, a burglar alarm and a rear WC facility. There is also a rear pedestrian doorway to the alleyway behind the premises.

The shop benefits from mains drainage, water and three phase electricity.

## **ACCOMMODATION**

### Ground Floor:

Total: 540 sq ft / 50.17 sq m

## **BUSINESS RATES**

Rateable Value is £6,000. 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 or six years, on full repairing and insuring terms at £8,500 per annum. There will be three yearly rent reviews.

## **VAT**

The rent is exclusive of VAT.

## **EPC**

Rating D76.

## **LEGAL COSTS**

The incoming tenant will be responsible for a contribution towards the Landlord's reasonable legal costs incurred, via an undertaking for costs.

## **CONTACT**

Tony Mc Donnell MRICS

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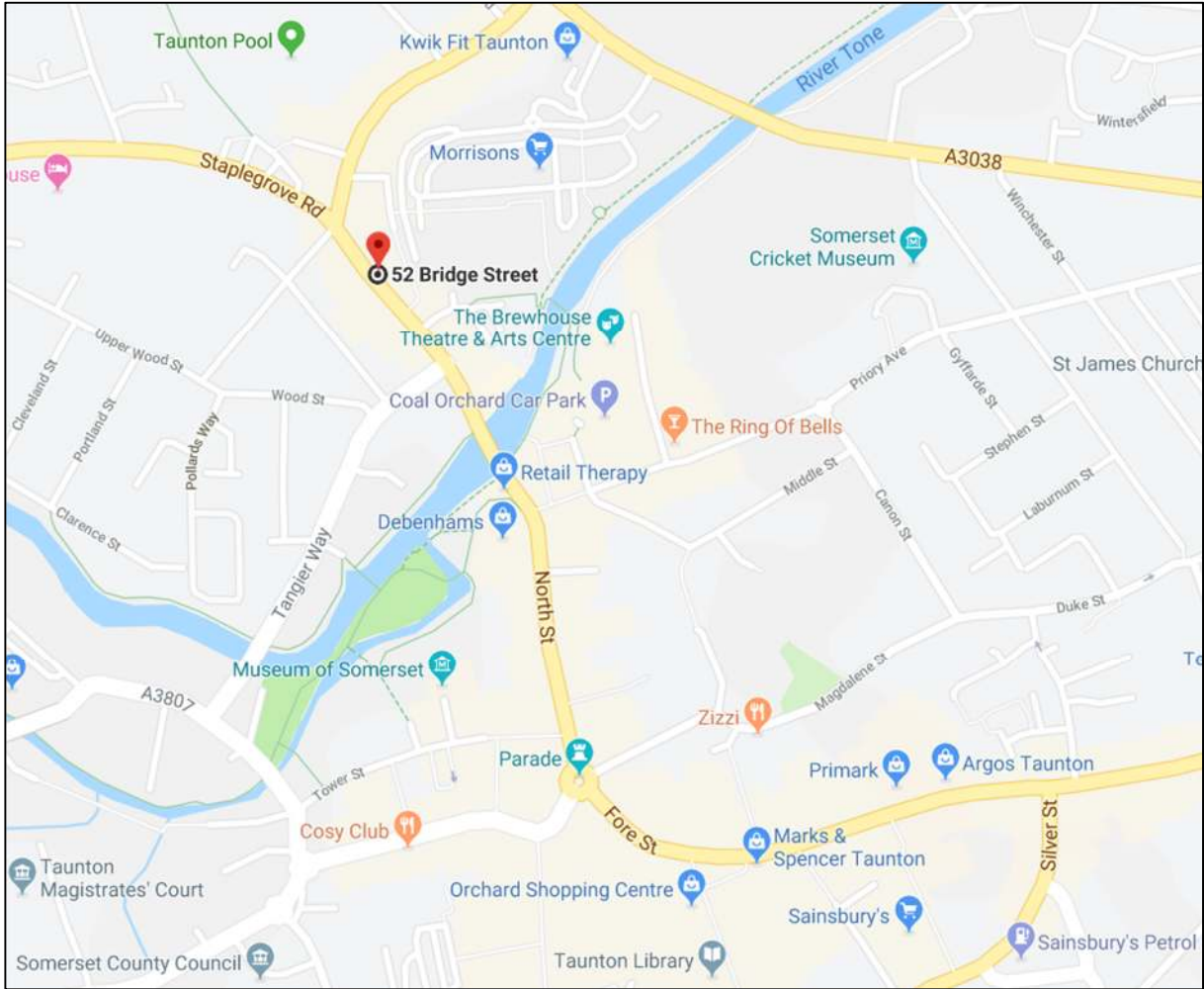
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These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed, and they are expressly excluded from any contract.

# LOCATION AND SITE PLAN





# 52 Bridge Street

Taunton

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Centre Easting: 322577.71

Centre Northing: 124969.03

Scale: 1:1250

Date: 07/10/2019 13:20

