



## Ground Floor Shop TO LET



### 56 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: 330 sq ft / 30.66 sq m.
- New lease for a term of 5/6 years.
- Rent: £9,500 per annum / £791.66 per calendar month.

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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 frontage with a recessed glazed entrance door. The internal retail area is square in shape and provides a rear WC facility.

There is a waterproof floor covering, suspended ceiling with inset Cat II lighting and spot lighting in the shop window display. Perimeter counter areas incorporating a small wash hand basin and a stainless steel sink and side drainer, with cupboards below and above.

The shop benefits from mains drainage, water and electricity. There is also an intruder alarm.

## **ACCOMMODATION**

Total Retail Area:           330 sq ft / 30.66 sq m

## **BUSINESS RATES**

Rateable Value is £6,400. 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 £9,500 per annum. There will be three yearly rent reviews, and a minimum of three months' rent deposit.

## **EPC**

Rating E105.

## **LEGAL COSTS**

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

## **CONTACT**

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