



First Floor Town Centre Premises
TO LET



"THE STUDIO" YARDE PLACE, TAUNTON, SOMERSET, TA1 1UR.

- Versatile first floor town centre premises.
- Suitable as offices or as a workshop or alternative uses STP.
- First Floor - 675 sq ft / 62.72 sq m.
- One car parking space.
- Rent: £5,100 per annum / £425 per month.

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LOCATION – The property is situated in Yarde Place at the rear of 33–39 Bridge Street, Taunton occupying a quiet location opposite the Wood Street car park and is therefore centrally located within Taunton with easy access to Bridge Street and North Street and the inner link road to Wellington Road and Tesco.

DESCRIPTION – The property comprises a small self-contained commercial premise well situated to office use or equally for use as a studio, hair dressing salon or a therapy suite.

It has its own independent ground floor entrance door into a small lobby with wide stairs rising to the first floor which has recently been refurbished to provide a main open plan office with strip lighting, carpet and double glazed windows and neutral painted walls. Leading off the main office area is recently fitted kitchenette with stainless steel sink unit and cupboards, and an interview/office room. There are two further inter-connecting rooms which have previously been used as a recording studio with cupboards and work surfaces, one room having a further sink unit.

In addition, there is a W.C. with wash basin. Mains drainage, sub-metered water and electricity are connected.

The premises has the additional benefit of a car parking space within the rear car park.

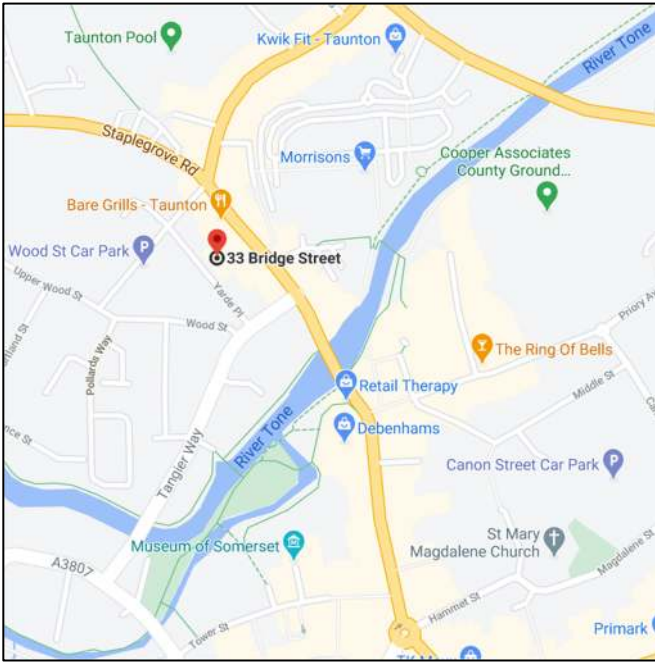
ACCOMMODATION – Floor areas:-

First Floor:

Main Office	375 sq ft / 34.84 sq m
Kitchenette	34 sq ft / 3.16 sq m
Office	85 sq ft / 7.90 sq m
Laboratory	181 sq ft / 16.82 sq m
Total:	675 sq ft / 62.72 sq m

BUSINESS RATES – The 2017 Rateable Valuation is £3,150 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 assessment.



TERMS – The premises are available to let by way of new lease for a minimum term of 3 years, on full repairing and insuring terms.

EPC – An EPC has been commissioned and will be available shortly.

LEGAL COSTS – The new tenant will be responsible for a contribution towards the landlord’s reasonable legal costs incurred.

VIEWINGS – Please 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.