



Showroom / Offices  
**TO RENT**



**Showroom and Offices, Cheats Road, Ruishton, Taunton, TA3 5JW.**

- Located 1 mile from J25 of the M5.
- Roadside premises with off road parking.
- Suitable as offices, showroom, retail and other business uses.
- Ground Floor – 760 sq ft / 70.75 sq m.
- First Floor Storage – 390 sq ft / 36.20 sq m.
- New Lease for a term of 5 /6 years.
- Rent: **£10,000 per annum.**

Tony Mc Donnell MRICS

07771 182608

[tony@cluff.co.uk](mailto:tony@cluff.co.uk)

## LOCATION

Located along Cheats Road in Ruishton, approximately 1 mile from J25 of the M5. Taunton town centre approximately 3 miles to the west along the A358.

## DESCRIPTION

A detached roadside property with off road parking at the frontage. Predominately open plan ground floor accommodation, with first floor storage. There is a WC facility within the ground floor also.

Suitable for showroom, office and retail business use.

Central electric roller shutter door (height 2.40 m, width 3.45 m) with UPVc double glazed windows to either side.

The premises is alarmed and benefits from mains water, drainage and electricity.

The property has previously been a trade counter retail showroom, as well as a former car sales showroom.

## ACCOMMODATION – Approximate measurements:

Ground Floor	760 sq ft	70.75 sq m
First Floor stores	390 sq ft	36.20 sq m
<b>Total</b>	<b>1,150 sq ft</b>	<b>106.95 sq m</b>

## BUSINESS RATES

The Rateable Value is £11,000 per annum (1<sup>st</sup> April 2026)

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.

## RENT

Available to rent via a new lease for a term of five or six years at an annual rent of **£10,000 per annum**.

A three month rent deposit is required at the start of the lease. Rent is payable in advance.

## EPC

Rated E103.

## LEGAL COSTS

The tenant will be responsible for a contribution towards the Landlords reasonable legal costs incurred.

## VIEWINGS – Please contact:

Tony Mc Donnell MRICS

Mobile: 07771 182608

Email: [tony@cluff.co.uk](mailto:tony@cluff.co.uk)

