



Former Roadside Car Sales Premises  
**TO LET**



**Former Ruishton Car Sales, Ruishton Lane, Ruishton, Taunton, TA3 5JW.**

- Located on Ruishton Lane approx. 1 mile to J25 of the M5.
- Roadside premises with off road parking.
- Suitable for car sales, retail showroom 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: £9,500 per annum / £791.67 per month.

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## LOCATION

Located along Ruishton Lane in Ruishton; approx. 1 mile to the east of J25 of the M5 and the town centre of Taunton with the A358 also located closeby.

## DESCRIPTION

A detached property with frontage off road parking area providing predominately open plan accommodation within the ground floor with first floor storage. Suitable for office, showroom and workshop use benefiting from suspended ceilings with Cat II lighting, a counter with a stainless-steel sink and side drainer; partial dado perimeter trunking, a lino floor covering, a wood burner and a separate WC facility.

The premises has a central electric roller shutter door (height 2.40m, width 3.45m) with UPVC double glazed windows to either side.

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

The property is suitable for most trade counter retail showroom business uses, to include its former use as a car sales showroom.

## ACCOMMODATION

|                     |                  |                   |
|---------------------|------------------|-------------------|
| Ground Floor        | 760 sq ft        | 70.75 sq m        |
| First Floor Storage | <u>390 sq ft</u> | <u>36.20 sq m</u> |
| Total               | 1,150 sq ft      | 106.95 sq m       |

## BUSINESS RATES

Rateable Value is £4,950. 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

The annual rent is £9,500 pax / £791.67 per month. A new lease for a term of 5/6 years is available. A minimum of three month's rent deposit will be required.

## EPC

An energy performance certificate has been commissioned.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred. A contribution towards the Landlord's reasonable legal costs will be required.

## VIEWINGS – Please contact:

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