



Ground Floor Retail Unit TO LET



60 Bridge Street, Taunton, Somerset, TA1 1UD.

- Ground floor retail premises.
- Use Class E.
- Close to Town centre and Train Station.
- Total Accommodation: 521 sq ft / 48.42 sq m.
- New Lease: £10,000 per annum / £833.33 per month.

Contact: Tony Mc Donnell

07771 182608

tony@cluff.co.uk



LOCATION

Located on the northern side of Bridge Street, within short walking distance of the town centre and Taunton's train station.

Nearby car parking is available at Wood Street public car park, with Morrisons Supermarket, and large car park, located behind this section of Bridge Street.

Bridge Street leads to Station Road, as well as to North Street across the Bridge to the south; the latter being the town's central retail shopping area.

DESCRIPTION

Ground floor comprises a retail area, with a rear store room and a WC facility. Rear pedestrian entrance via shared laneway leading out onto Blackhorse Lane.

Traditional shop frontage with central entrance and metal security shutter along the frontage and at the rear pedestrian entrance.

ACCOMMODATION – approximate measurements:

Ground Floor:	Sq ft	Sq m
Retail area	442	41.13
Rear WC	25	2.28
Rear Kitchenette	54	5.01
Total	521	48.42

ENERGY PERFORMANCE CERTIFICATE

B49. Copy available upon request.

BUSINESS RATES

Business rateable value of £10,000 per annum. Interested parties should make their own enquiries with the local authority to ascertain the rates payable.

LEASE TERMS

A new lease for a term of five or six years, by negotiation with the Landlord's agent.

£10,000 per annum / **£833.33** per month. Three months' rent deposit will be required.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

VAT

Payable, if applicable.

CONTACT

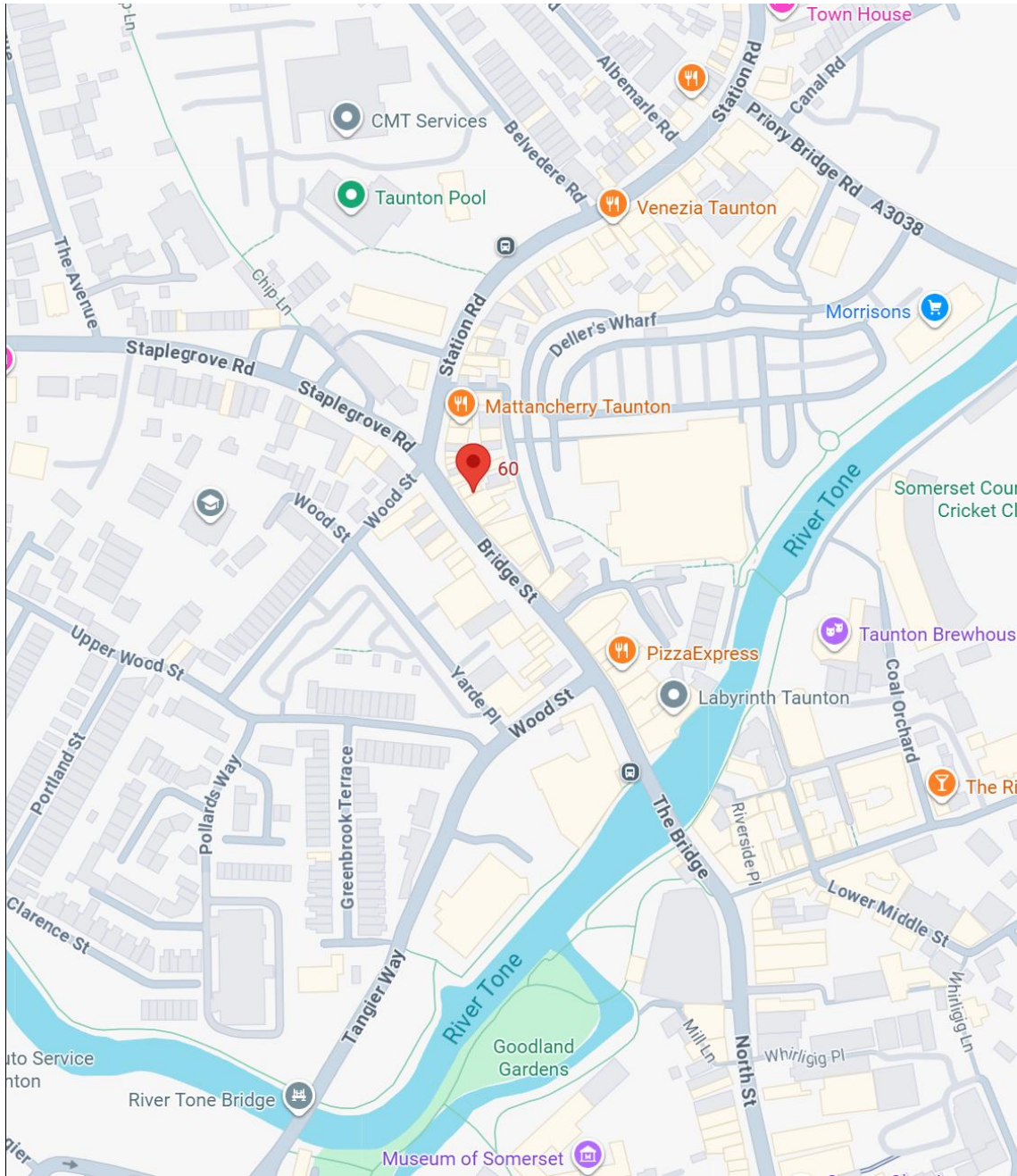
Tony Mc Donnell MRICS

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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.

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