



Ground and First Floor Retail Premises **TO LET**



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

- Retail premises, Use Class E.
- Prominent location within Taunton's town centre.
- Total Accommodation: 660 sq ft / 61.29 sq m.
- Rent: **£8,000 per annum / £667 per month.**

Contact: Tony Mc Donnell MRICS

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Email: tony@cluff.co.uk

LOCATION

The property is situated on Bridge Street on the northern side, within short walking distance from the town centre.

Nearby car parking is available at Wood Street public car park.

Morrisons Supermarket, with a large car park, is located behind this section of Bridge Street.

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

DESCRIPTION

A ground floor shop with pavement frontage, providing a main front retail area, leading to a store room, with a rear kitchenette facility and a separate WC. Rear pedestrian access doorway with stairs adjacent leading to a first floor store room.

The shop has a traditional shop frontage with a recessed pedestrian entrance door. The main retail area is part carpeted, part tiled flooring, benefitting from a suspended pendant lighting. There is an intruder alarm.

The most recent use of the property was as a bridal retailer, trading in wedding dresses, accessories and associated bridalwear.

ACCOMMODATION

Ground Floor:	541 sq ft / 50.26 sq m
First Floor:	119 sq ft / 11.03 sq m
Total:	660 sq ft / 61.29 sq m

BUSINESS RATES

Rateable Value is £7,900 per annum, under the 1st April 2026 listing. 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 years, on full repairing and insuring terms at **£8,000 per annum**. There will be three yearly rent reviews. Three months' rent deposit required.

EPC

Commissioned – available from the Agent.

LEGAL COSTS

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

CONTACT

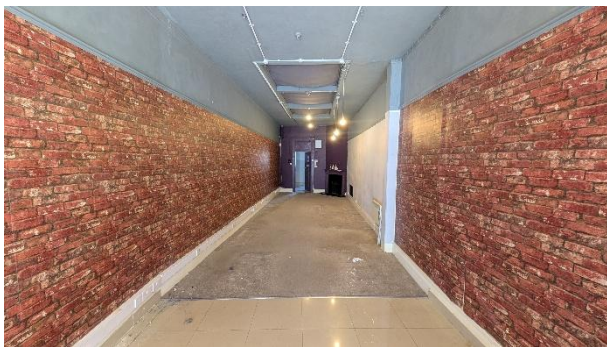
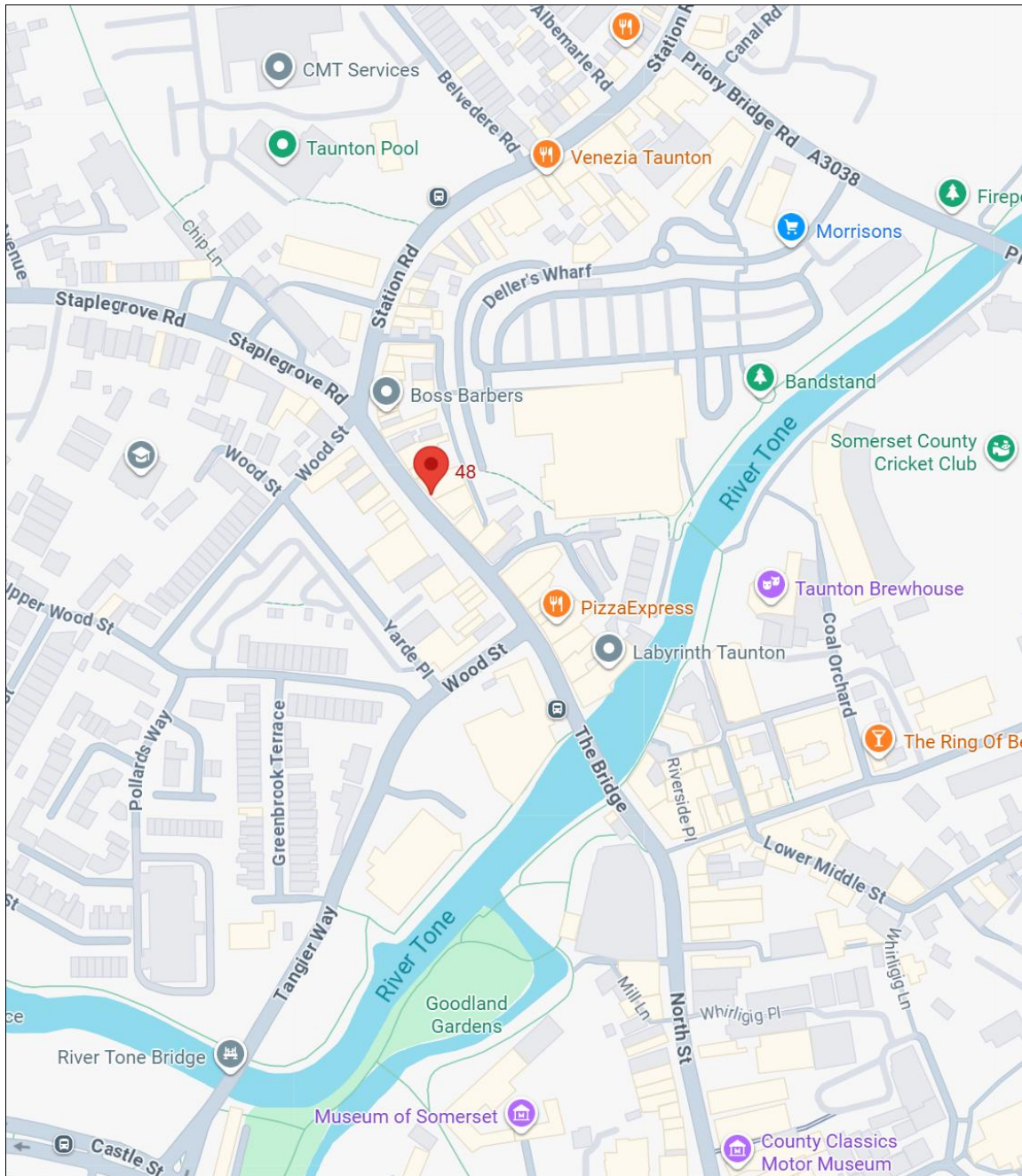
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These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed, and they are expressly excluded from any contract.

LOCATION PLAN



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