



Town Centre Offices and Storage
TO LET



UNIT 1 YARDE PLACE, TAUNTON, SOMERSET, TA1 1UR.

- Town Centre location benefitting from one car parking space.
- Suitable as offices; workshop; D1 use and alternative uses STP.
- Ground Floor – 600 sq ft / 55.75 sq m.
- First Floor– 830 sq ft / 77.10 sq m.
- Total Accommodation – 1,430 sq ft / 132.85 sq m
- Rent: £8,500 per annum.

Contact: Tony Mc Donnell MRICS

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Email: tony@cluff.co.uk

LOCATION – The property is located in Yarde Place adjacent to Wood Street car park and close to Morrison’s Supermarket. The property is in close proximity to Bridge Street, Station Road and North Street within the town centre, with Taunton’s mainline railway station a short walk away.

DESCRIPTION – The premises forms part of a modern building arranged over ground and first floors with storage/workshop on the ground floor, with a wide central communal staircase leading to the first floor office accommodation. Internally the premises benefits from a mixture of carpet and lino flooring; Cat II and fluorescent lighting; painted walls and a WC and kitchenette.

At the front of the property there is a covered off road parking space. The ground floor also benefits from a double part glazed wood frame doorway providing access into the ground floor area.

The premises benefits from three phase electricity; a Daikin air cooling system; mains water and drainage.

The premises has until recently being used for leisure use. Alternative uses will be considered (STP).

ACCOMMODATION – Floor areas:-

Ground Floor:

Workshop – 600 sq ft / 55.75 sq m

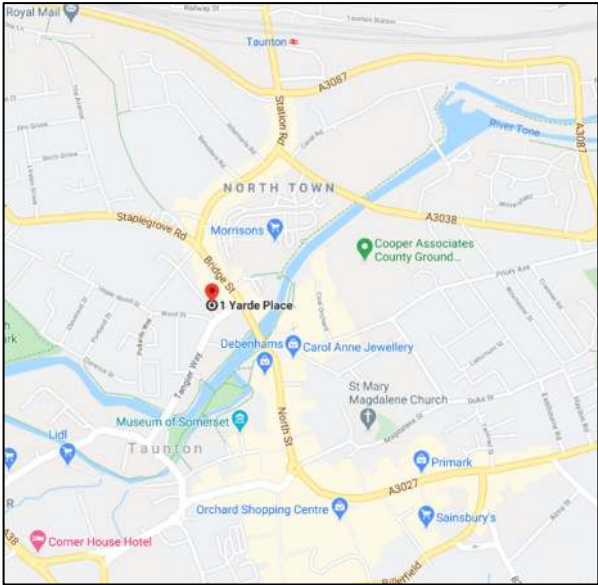
First Floor:

Offices – 830 sq ft / 77.10 sq m

Total: 1,430 sq ft / 132.85 sq m

BUSINESS RATES – The 2017 Rateable Valuation is £8,600 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 term of 5/6 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.