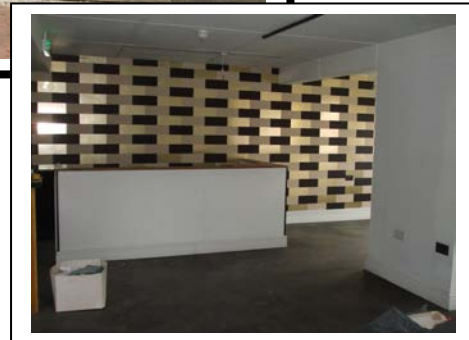


TAUNTON

HAIR & BEAUTY / OFFICES

TO LET

1,884 FT² / 175 M²



FIRST/SECOND FLOORS

36 FORE STREET, TAUNTON TA1 1HR

Victoria House • Victoria Street • Taunton TA1 3FA • Fax: 01823 353133

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LOCATION

Taunton, the County Town of Somerset, with a resident population of approximately 62,000, is located adjacent to the M5 motorway (junction 25), some 45 miles south-west of Bristol, and is the sub-regional centre for administration and services. The property is situated in the heart of the town centre, on the eastern side of Fore Street, and close to town centre amenities including banks, restaurants and shops. The Canon Street, Crescent, and Paul Street public car parks are located close by.

DESCRIPTION

The premises comprise a self-contained suite previously used as a hair salon, covering first and second floors. The accommodation is accessed through a wide customer doorway and staircase from Fore Street, and is arranged as a series of rooms, offering a flexible working environment. The property is immediately available subject to internal redecoration and offers the following features:

- Highly prominent town centre location
- Self-contained occupation
- A variety of open plan working areas combined with private offices
- Kitchen and WC facilities
- Lighting installed
- To be redecorated to agreed standard

FLOOR AREAS

First Floor	Salon/Offices	97.05 m ²	1,045 ft ²	(On the express instructions of the building owner these floor areas are calculated in accordance with the RICS Code of Measuring Practice)
Second Floor	Storage	<u>77.94 m²</u>	<u>839 ft²</u>	
Total Net Internal Area		174.99 m²	1,884 ft²	

LEASE TERMS & RENT

The property is offered to let as a whole on a new contributory full repairing and insuring lease, on flexible terms (Proposals for parts will be considered)

The initial rent for the whole is to be £9,400 p.a. excluding service charge, insurance and VAT.

RATES & ENERGY PERFORMANCE

The property is assessed for business rates under two assessments within the 2017 Rating List as follows:

1 st Floor, 36 Fore Street	RVE7,600
2 nd Floor, 36 Fore Street	RVE3,850

For details of the rates liability please contact Taunton Deane Council on 01823 356356.

Energy Performance Certificate: **To be applied for**

LEGAL COSTS

Each party is to pay their own legal cost incurred in the transaction.

FURTHER INFORMATION AND VIEWING

Please contact: David White
31 January 2017

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