

# TAUNTON

VEHICLE DEALERSHIP PREMISES  
WITH POTENTIAL FOR OTHER USES

# TO LET

1,275 M<sup>2</sup> / 13,725 FT<sup>2</sup>  
ON 0.57 HA / 1.4 ACRES



**78-88 EAST REACH TAUNTON TA1 3HF**  
Victoria House • Victoria Street • Taunton TA1 3FA • Fax: 01823 353133

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# 01823 353033

## LOCATION

Taunton is the administrative centre of Somerset and has a 2021 estimated population of 66,000 and is located some 35 miles to the north east of Exeter, and 45 miles to the south west of Bristol. The town has a retail catchment within a 20 minute drive time of 155,000 and a captive catchment population of approximately 330,000. The property has a 65m frontage to East Reach, one of the arterial routes into and around the town centre.

## DESCRIPTION

A car dealership premises comprising of a showroom, offices, workshops, external vehicle display area and parking. The showroom is predominantly open plan, with a highly visible glazed display to the East Reach frontage. The workshops and parts stores are mainly of steel portal frame construction with ancillary offices and customer reception area.

The property provides 62 car sales display spaces, 41 car storage spaces and 30 customer and staff parking spaces on a site of 1.4 acres. Access is provided from East Reach, Victoria Street and Queen Street. See plan attached.

## FLOOR AREAS

Showroom / retail /amenity / offices	365.13 m <sup>2</sup>	3,930 ft <sup>2</sup>	Gross internal areas
Workshops and Parts storage Ground Floor	909.83 m <sup>2</sup>	9,795 ft <sup>2</sup>	
<b>Total Ground Floor</b>	<b>1,274.96 m<sup>2</sup></b>	<b>13,725 ft<sup>2</sup></b>	
Mezzanines	361.64 m <sup>2</sup>	3,895 ft <sup>2</sup>	

## LEASE TERMS & RENT

The property is available to let on a new full repairing lease for a term of 10 years subject to 5 yearly upward only rent reviews. Further details are available on application.

**Rent: £175,000 per annum** (excluding rates, insurance, service charge & VAT if applicable)

## RATES & ENERGY PERFORMANCE

Rateable Value: 2023/24 - £149,000

Description: Car Showroom and Premises

For details of rates payable interested parties should contact Somerset Council (01823 356356)

Energy Performance: Showroom **Band C (73)** Workshop **Band D (82)**

## LEGAL COSTS

Each party will be responsible for their own legal and surveyor's costs in the transaction.

## FURTHER INFORMATION AND VIEWING

Please contact **Nigel Hatfield** 01823 353033 / 0796 838 0056 nhatfield@hatfieldwhite.co.uk

Estate Agents Act 1979: A Director of Hatfield White has a declarable interest in the client Company – further details will be provided to any party entering negotiations to take a lease.

19 July 2023

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