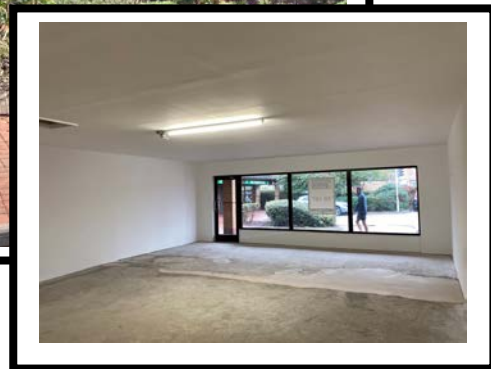


TAUNTON

SHOP PREMISES

TO LET

74.54 m² (802 ft²)



**UNIT 4, LISIEUX WAY SHOPPING CENTRE, TAUNTON,
SOMERSET, TA1 2PD**

Victoria House • Victoria Street • Taunton TA1 3FA

HATFIELD WHITE LTD, for themselves and the vendors or lessors of this property for whom they act as agents, give notice that: (i) these particulars do not constitute part of, an offer or contract, (ii) the accuracy of any description, dimensions, references to condition, necessary permission for use/occupation and any other details contained herein is not guaranteed and is for general guidance only. Prospective purchasers or tenants must not rely upon them as statements or representations of fact, and must satisfy themselves as to their accuracy, (iii) any reference to mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state of condition, or that it is capable of fulfilling its intended function, or that it is Year 2000 compliant, (iv) neither Hatfield White Limited nor any of its employees or representatives has any authority to make or give any representation or warranty in relation to the property, (v) any price or rent quoted in these particulars is exclusive of VAT which may be payable in addition.

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01823 353033

LOCATION

Taunton, population circa 62,500, is situated to the north of the M5 Motorway some 55 miles south-west of Bristol. The Lisieux Way Shopping Centre is located approximately one mile to the east of the town centre, within a densely populated residential district. The centre provides a supermarket, and five unit shops. Adjoining occupiers include Tesco (lease renewal and store extension agreed), Elite Hair, Sue Ryder Charity Shop, Many Ho's Chinese, and Tone Vets. The busy shopping centre provides daily needs shopping for the large surrounding residential population.

DESCRIPTION

The property comprises a ground floor lock up shop with rear WC. Servicing is from the shared service yard to the rear. The property benefits from a large shared customer car park to the front together with staff parking in the rear yard.

The property has established Class E use, including retail, food, office/business, and other commercial uses under the Town and Country Planning (Use Classes) Order 1987. Interested parties should make enquiries to Somerset Council (Tel 01823-356356).

FLOOR AREAS

	m ²	sq ft
Ground floor – Sales/Storage Area	74.54	(802)

RENT

The property is offered to let on a new full repairing and insuring lease (by service charge), term to be agreed, subject to periodic market rent reviews, at a commencing rental of

£14,000 per annum exclusive.

(VAT is payable on the rent of this property)

RATES & ENERGY PERFORMANCE

The entry within the 2023 Rating List relating to the property is as follows:

Description	Rateable Value
Shop and Premises	RVE9,800

For details of rates payable please contact Somerset Council (Tel 01823 356356)

Energy Performance Certificate: **Band C (65)**

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in the transaction.

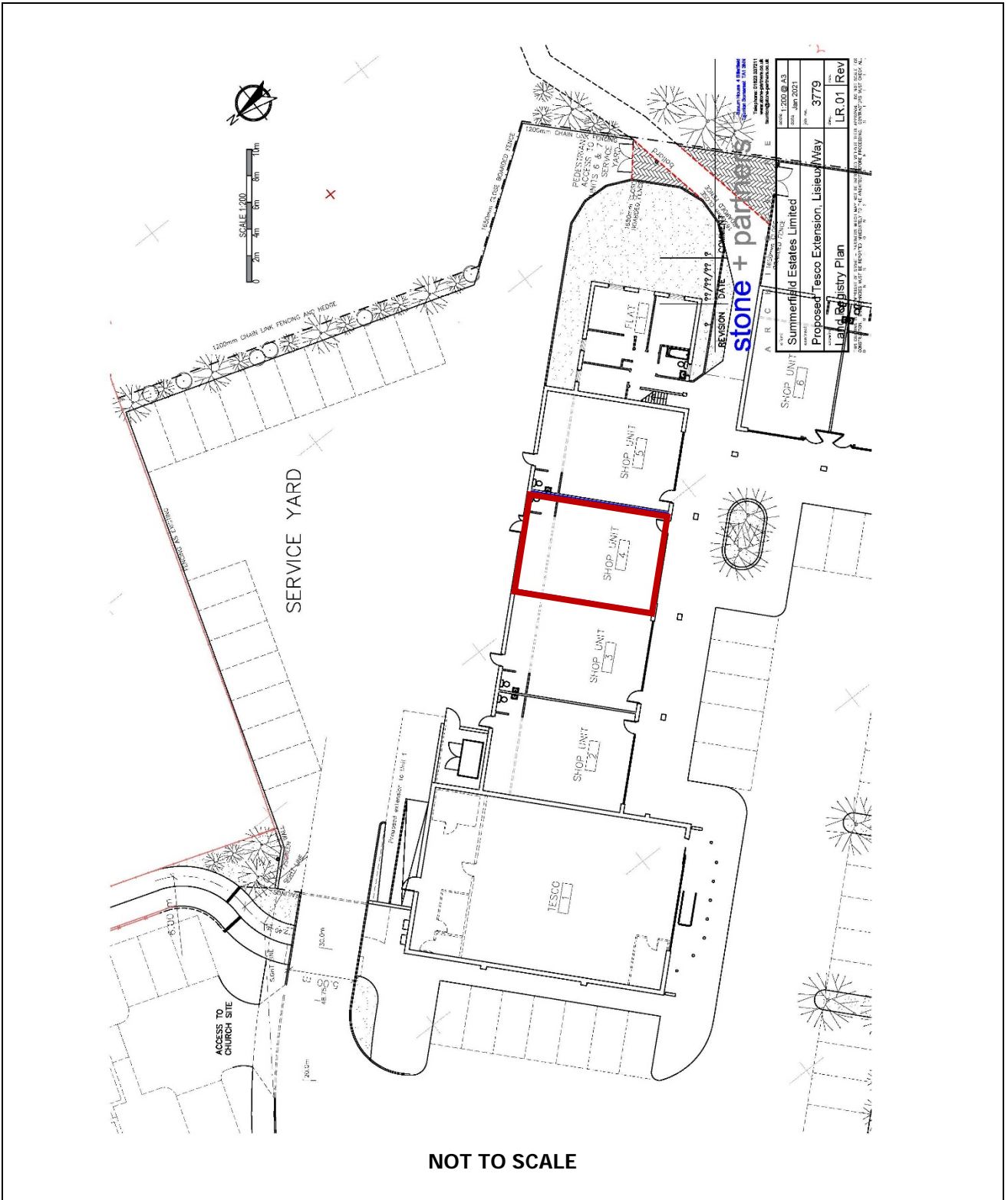
FURTHER INFORMATION AND VIEWING

Please contact David White at this office:

Telephone: 01823 353033.

Email: dwhite@hatfieldwhite.co.uk

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