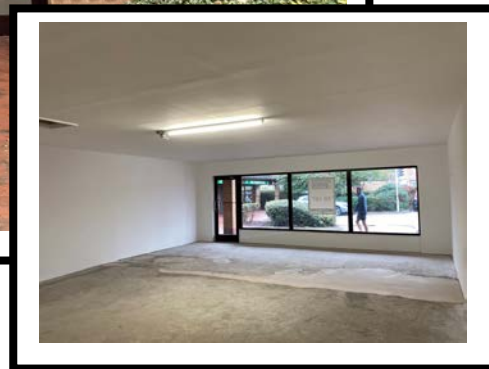


# TAUNTON

SHOP PREMISES

**TO LET**

74.54 m<sup>2</sup> (802 ft<sup>2</sup>)



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

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

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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 Retail use (previously classes as A1 under the Town and Country Planning (Use Classes) Order 1987), and offers potential for alternative commercial uses, subject to planning consent. Interested parties should make enquiries to Somerset West and Taunton Council (Tel 01823-356356).

## FLOOR AREAS

|                                   | m <sup>2</sup> | sq ft        |
|-----------------------------------|----------------|--------------|
| Ground floor – Sales/Storage Area | 74.54          | (802)        |
| WC Accommodation                  | <u>0.00</u>    | <u>(0)</u>   |
| Total                             | <b>74.54</b>   | <b>(802)</b> |

## RENT

The property is offered to let on a new full repairing and insuring lease (by service charge, 2021 budget £1592.00), term to be agreed, subject to periodic market rent reviews, at a commencing rental of **£11,500 per annum exclusive** rising to £14,500 per annum exclusive in year five.  
**(VAT is payable on the rent of this property)**

## RATES & ENERGY PERFORMANCE

The entry within the 2017 Rating List relating to the property is as follows:

| Description       | Rateable Value |
|-------------------|----------------|
| Shop and Premises | RVE8,000       |

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

Energy Performance Certificate: **Applied for**

## LEGAL COSTS

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

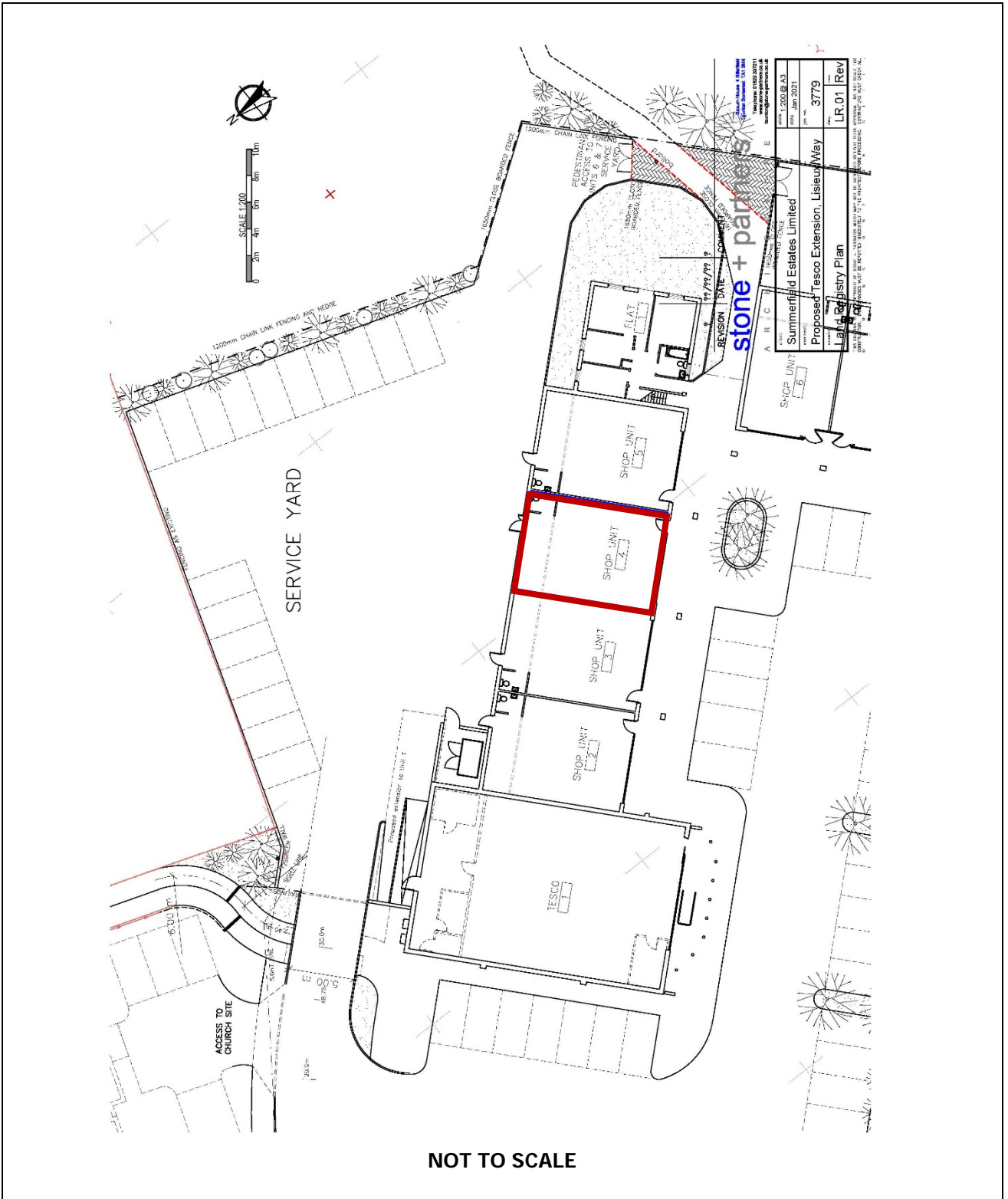
## FURTHER INFORMATION AND VIEWING

Please contact David White at this office:

Telephone: 01823 353033.

Email: [dwhite@hatfieldwhite.co.uk](mailto:dwhite@hatfieldwhite.co.uk)

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