

TAUNTON

PROMINENT RETAIL SHOP

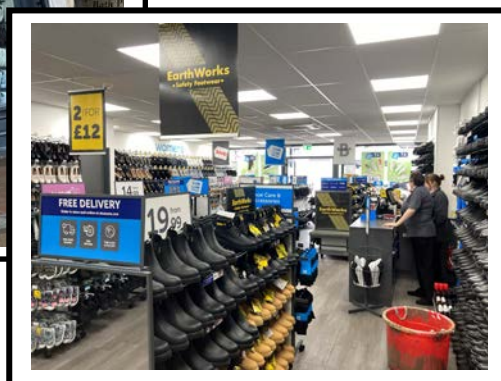
TO LET

1,399 FT² / 130.00 M²
GROUND FLOOR SALES



- PEDESTRIANISED HIGH STREET LOCATION
- CLOSE TO BOOTS CHEMISTS AND OTHER MULTIPLE RETAILERS
- GROSS FRONTAGE 27 ft 0 in (8.23 m)
- NET FRONTAGE 24 ft 11 in (7.6 m)
- SHOP DEPTH 62 ft 3 in (19.0 m)

68-69 HIGH STREET TAUNTON
TA1 3PT



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

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LOCATION

Taunton is the principal retailing centre for Somerset with excellent road and rail access, 45 miles from Bristol and 35 miles from Exeter. Urban population circa 62,500.

The property is located at the top of High Street in the prominent pedestrianised area adjacent to Boots. Nearby occupiers include Pandora, Michael Spiers Jeweller, Edinburgh Woollen Mill, and The Body Shop.

DESCRIPTION

A modern ground floor retail shop with ancillary accommodation on two upper floors. The entire property is available with ground floor shop fitting, and can be reconfigured to enable first floor trading. The upper floors have independent access, if required.

FLOOR AREAS

Gross Frontage	27'	8.23 m
Internal Width	25'	7.6 m
Ground Floor Sales	1,399 ft²	130.00 m²
Ground Floor Ancillary	51 ft ²	4.76 m ²
First Floor Ancillary	1,075 ft ²	99.90 m ²
Second Floor Ancillary	1,111 ft ²	102.35 m ²

LEASE TERMS & RENT

A new lease of the entire property is available for a term to be agreed, subject to five yearly, upward only rent reviews and drawn on full repairing terms.

COMMENCING RENT: £35,000 PAX

RATES & ENERGY PERFORMANCE

Description: Shop & Premises Rateable Value: £38,000
(Full rates payable financial year 2023/2024 £18,962.00)

Energy Performance Certificate: Band TBC

LEGAL COSTS

Each party is to pay their own legal and surveyor's costs incurred in the transaction.

FURTHER INFORMATION AND VIEWING

Please contact: **DAVID WHITE** **01823 353033** dwhite@hatfieldwhite.co.uk

or

Joint Agent: **ANTHONY WALKER, ARC RETAIL** **0117 252 0532** anthony@arcetail.co.uk

16 May 2023

Property Address:

68/69 HIGH STREET, TAUNTON, TA1 3PP

Scale:

Not to Scale

Date:

May 2023

Ref:

DCW/dcw/J171251



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