

TAUNTON

FORMER CAR SHOWROOM &
WORKSHOPS WITH POTENTIAL
FOR OTHER USES

TO LET

SHOWROOM: 271.28 M² / 2,920 FT²

WORKSHOP: 387.43 / 4,170 FT²



31-39 PRIORY BRIDGE ROAD TAUNTON TA1 1QD

Victoria House • Victoria Street • Taunton TA1 3FA

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LOCATION

Taunton is the administrative centre of Somerset with 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 75m frontage to Priory Bridge Road, one of the arterial routes into and around the town centre and is close to the town centre, the County Cricket ground and Taunton station.

DESCRIPTION

A former Volvo dealership, the property comprises of a showroom and vehicle repair workshops available independently or combined with forecourt and parking. The showroom is of brick/block construction with a flat roof and timber framed showroom glazing. The workshop is of block construction with a steel truss fibre cement sheet covered roof. Each part has its own welfare facilities. The workshop includes a mezzanine storage area not included in the floor areas. The respective parts have 3-phase electricity, water, drainage and gas connections. The two parts of the property are shown edged red on the attached plan.

The property could be used for a variety of purposes including retail display, trade-counter, warehouse, automotive services and sale, subject to obtaining the necessary planning consents.

FLOOR AREAS

<u>Showroom</u> - Ground Floor	271.28 m ²	2,920 ft ²	Gross internal areas
<u>Workshop / warehouse / trade-counter</u> - Ground Floor	387.43 m ²	4,170 ft ²	
Combined Ground Floor Total	658.71 m ²	7,090 ft ²	

LEASE TERMS & RENT

The property is available to let on a new lease for a term of 10 years subject to 5 yearly upward only rent reviews. Further details are available on application relating to potential refurbishment/development options.

SHOWROOM - Rent: On application
WORKSHOPS / TRADE-COUNTER - Rent: On application
(Excluding rates, insurance, service charge & VAT)

RATES & ENERGY PERFORMANCE

Rateable Value: 2023/24 - (to be re-assessed on separation from the adjacent property)

Description: Car Showroom and Premises

For details of rates payable interested parties should contact Somerset Council (0300 123 2224)

Energy Performance: Main Showroom: Band D (77);
Main Workshop: Band D (89).

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

8 May 2024

Property Address:
Scale:
Date:

31-39 PRIORY BRIDGE ROAD TAUNTON TA1 1QD
NOT TO SCALE
MAY 2024



SITE PLAN

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