

TAUNTON

SHOP PREMISES

TO LET

110.49 m² (1,189 ft²)



PRELIMINARY DETAILS

5 SILVER STREET, TAUNTON, SOMERSET, TA1 3DH

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

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01823 353033

LOCATION

Taunton is an expanding sub-regional centre and enjoys good communication links by road from junction 25 or 26 of the M5 motorway, and by rail with a 100 minute express service to London Paddington. 7 Silver Street is located in a highly prominent position close to Taunton Town Centre, and within a short walk of East Street, the town's prime shopping area.

The location of the property is shown on the attached plan.

DESCRIPTION

The property comprises an attached two storey building providing retail sales accommodation at ground floor with ancillary consulting rooms and staff accommodation at ground floor rear and first floor. Nearby traders include Printers, custom kitchen design and gifts, as well as other retail trades. Limited on street parking is available nearby, and the Tancred Street and Billetfield municipal car parks are located within a short walk.

The property has established retail use, and offers potential (subject to planning) for A2 (Business/Financial Service) use, and A3/A4/A5 (Food and Drink) uses under the Town and Country Planning (Use Classes) Order 1987. Interested parties should make enquiries to Taunton Deane Borough Council (Tel 01823-356356).

FLOOR AREAS

	m ²	sq ft
Ground floor – Front Sales Area/Ancillary	60.12	(647)
First Floor – Consulting Rooms/Ancillary	<u>50.37</u>	<u>(542)</u>
Total	110.49	(1,189)

LEASE TERMS & RENT

The property is offered to let on a new full repairing and insuring lease for a term to be agreed, subject to rent reviews at five yearly intervals.

The commencing rental under the new lease shall be £10,500 per annum exclusive

RATES & ENERGY PERFORMANCE

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

Description	Rateable Value
Shop & Premises	RV£6,500

For details of rates payable please contact Taunton Deane Borough Council (Tel 01823 356356).
Small Business Relief may apply

Energy Performance Certificate: **Applied For**

LEGAL COSTS

The ingoing tenant shall be responsible for both parties legal costs incurred in the transaction.

FURTHER INFORMATION AND VIEWING

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Joint Sole Agents

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Print date 14 June 2017

Property: **5 Silver Street, Taunton, TA1 3DH**
Scale: **Not to Scale**
Date: **June 2017**
Ref: **DCW/dcw/J1401095LRN**



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