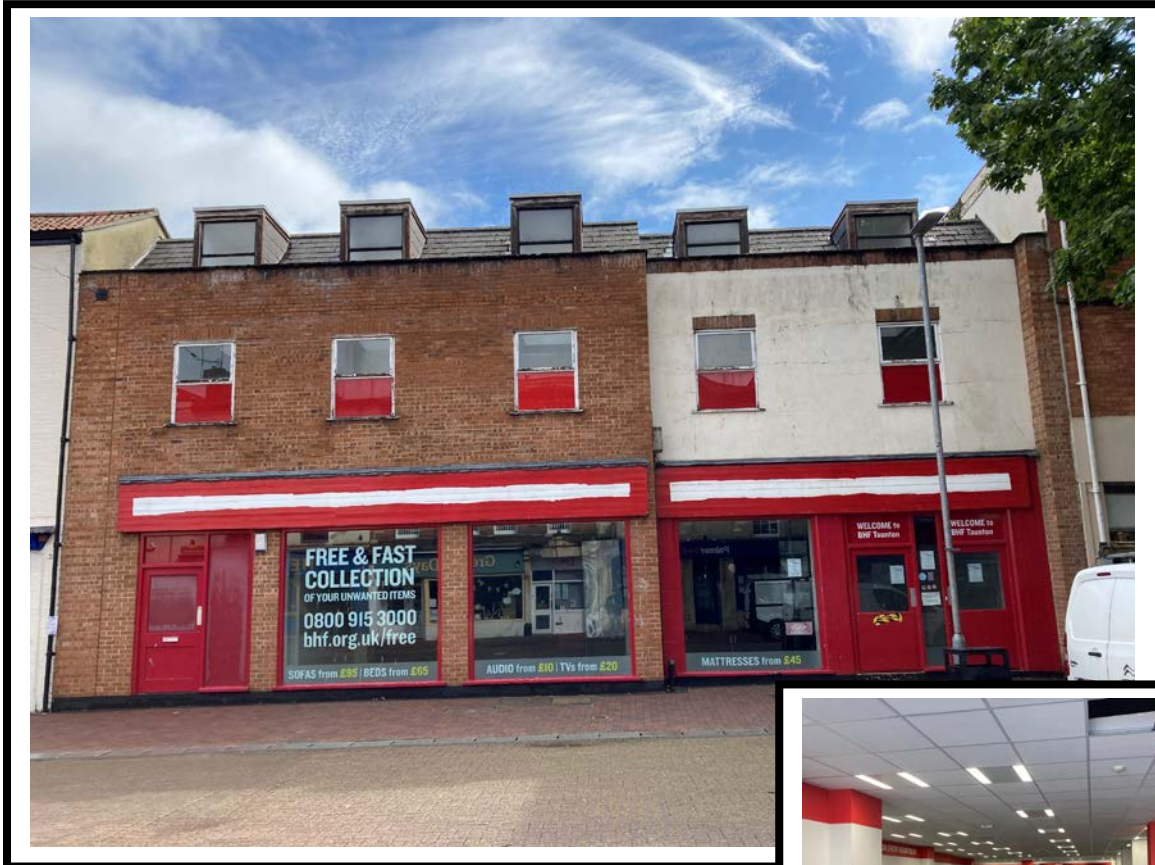


TAUNTON

SHOP PREMISES

TO LET

628.53 m² (6,765 ft²)



21/22 HIGH STREET, TAUNTON, SOMERSET, TA1 3PJ

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

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LOCATION

Taunton, population circa 62,500, is situated to the north of the M5 Motorway some 55 miles south-west of Bristol. The property is situated within a secondary retail pitch on High Street, a pedestrianised shopping street located immediately to the south of the central prime shopping area. Nearby occupiers are predominantly local traders comprising hospitality, recruitment and estate agents, as well as gifts. Nearby traders includes Arditti Carpets, Sarah Hodge Hair, Tesco Express and Hatchers Department Store. (Please see street traders plan attached).

DESCRIPTION

The property comprises a large ground floor sales trading area, currently divided to provide some rear storage, together with two first floor elements providing staff accommodation and rear warehouse with goods lift between floors). Servicing is through the first floor rear warehouse. Limited car parking for up to six private cars is provided at the rear of the property. The town has plenty of town centre parking within municipal town centre car parks.

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 ²	sq ft
Ground floor – Sales/Storage Area	520.24	(5,599)
First Floor Staff Accommodation	28.99	(312)
Warehouse	<u>79.30</u>	<u>(854)</u>
Total	628.53	(6,765)

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 **£35,000 per annum exclusive**

(VAT is not 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	RVE33,000

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

Print date 05 October 2020



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