

TAUNTON

POPULAR RETAIL LOCATION
GROUND FLOOR SHOP UNIT

TO LET

265 ft² (24.63 m²)



8A ST JAMES STREET

TAUNTON, TA1 1JH

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

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LOCATION

Taunton, population approximately 62,000, is located adjacent to the M5 Motorway some 45 miles to the south west of Bristol, and 35 miles to the north east of Exeter. The town supports a busy retail and commercial centre. St James Street forms a town centre specialist retail area, occupiers including independent niche retailers, restaurant beauty therapy uses. The subject property is located on the north side of St James Street, approximately mid way between its junctions with North Street and Coal Orchard (please see Street Traders Plan attached).

DESCRIPTION

The property comprises the ground floor of an end terrace building, and provides a self contained lock up shop unit. The premises include a WC facility. Car parking is available in the town centre municipal car parks nearby.

PLANNING

The property has planning consent for use, and offers potential for A1 retail, A2 office, or A3 food use, subject to necessary planning consent. Interested parties should make their own enquiries of the Planning Department of Taunton Deane Borough Council on 01823 356356.

FLOOR AREAS

	m²	ft²
Ground floor - Retail accommodation	24.63	(265)
- WC	nil	(nil)
Gross Frontage	4.35 m (14 ft 3 in)	
Net Frontage	3.0 m (9 ft 10 in)	
Shop Depth	7.61 m (25 ft 0 in)	

TERMS

The property is available on a new contributory full repairing and insuring lease, for a term to be agreed

Commencing Rental: On Application

VAT is not payable on this property.

RATES & ENERGY PERFORMANCE

Information from the Valuation Office Agency Website confirms that the building is assessed for Business Rates under the 2017 Rating List as Follows:

Shop & Premises Rateable Value RVE7,300

(For details of rates payable please contact Taunton Deane Borough Council Business Rates department)

Energy Performance Certificate – Grade II Listed – Not Applicable

LEGAL COSTS

Each party shall be responsible for their own legal/professional costs incurred in connection with the transaction.

FURTHER INFORMATION AND VIEWING

Please contact: **Hatfield White**
Victoria Street
Taunton TA1 3FA

01823 353033

dwhite@hatfieldwhite.co.uk

Print Date: 29 July 2020

Property Address: **8A St James Street, Taunton, TA1 1JH**
Scale: **Not to Scale**
Date: **June 2020**
Ref: **DCW/dcw/**



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