

# TAUNTON

SHOP PREMISES

**TO LET**

726.56 m<sup>2</sup> (7,820 ft<sup>2</sup>)



**54/55 NORTH STREET, TAUNTON, SOMERSET, TA1 1LX**

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

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**01823 353033**

## 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 prime retail pitch on North Street, contiguous with the frontages of Fore street and east Street. Nearby occupiers are predominantly national multiples including Lloyds Bank, The Perfume Shop, River Island, Clinton cards, O2 and Nat West. (Please see street traders plan attached).

## DESCRIPTION

The property comprises a large ground floor sales trading area, together with further sales accommodation at first floor, and staff/storage at second floor (goods lift between floors). Servicing is through the rear shared service yard. From Hammet Street.

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 <sup>2</sup>	sq ft
Ground floor – Sales	266.29	(2,866)
First Floor Sales	241.65	(2,601)
Second Floor Staff/Storage	<u>218.62</u>	<u>(2,353)</u>
<b>Total</b>	<b>726.56</b>	<b>(7,820)</b>

## 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. **Commencing rental by negotiation**

Offers for the freehold interest will be considered

**(VAT is payable on the rent/price 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	RVE104,000

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.

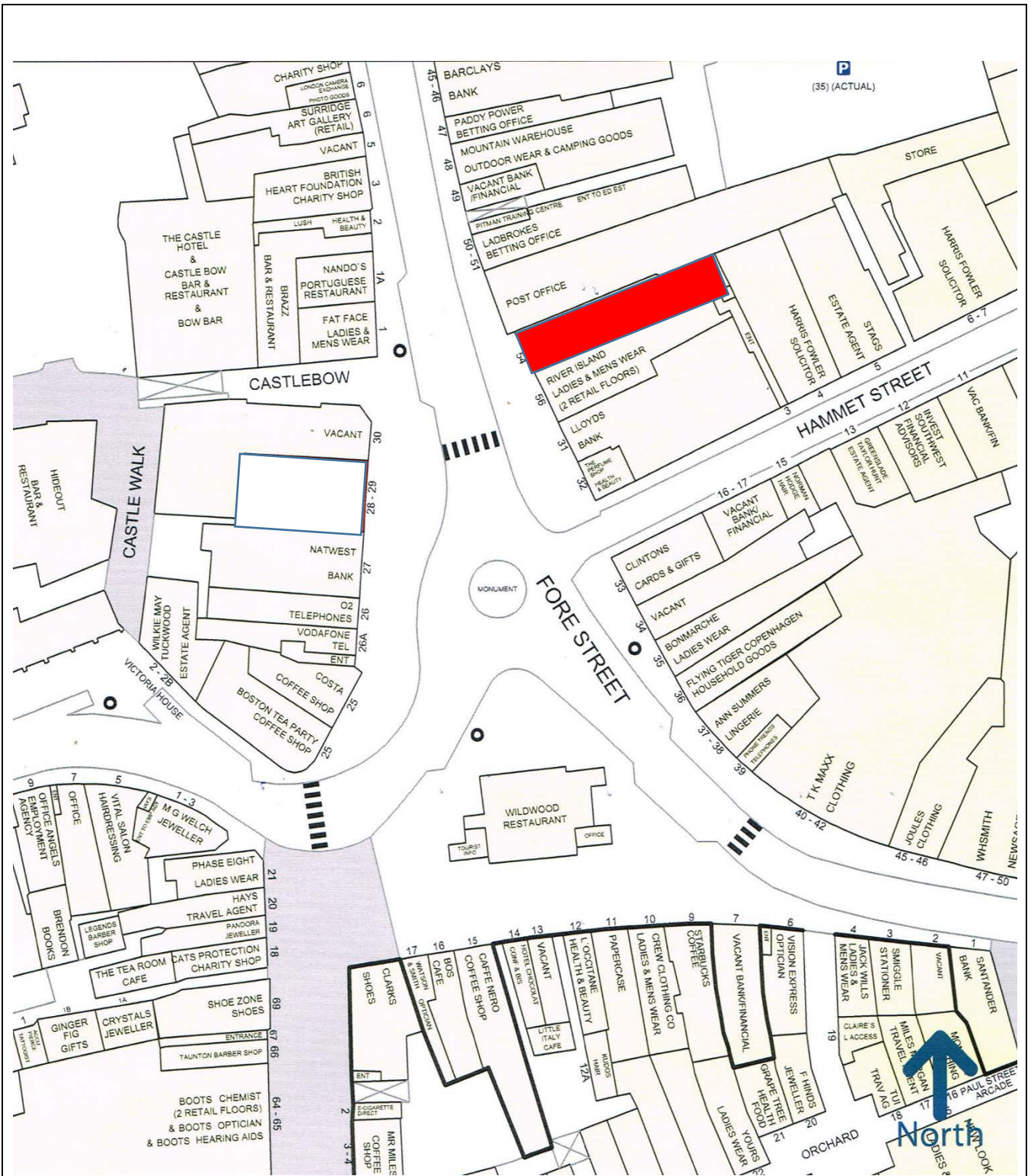
## FURTHER INFORMATION AND VIEWING

Please contact David White at this office:

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NOT TO SCALE

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