

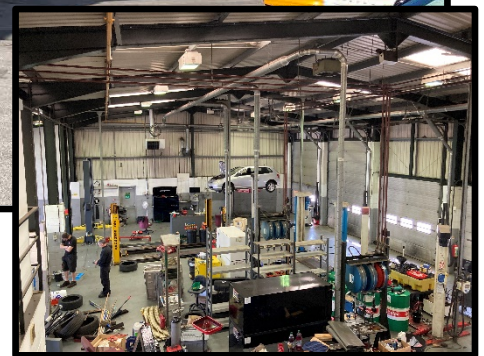
TAUNTON

FORMER DEALERSHIP WORKSHOPS
WITH POTENTIAL FOR OTHER USES

TO LET



334 - 909 M² / 3,600 – 9,795 FT²



78-88 EAST REACH TAUNTON TA1 3HF

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

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01823 353033

LOCATION

Taunton is the administrative centre of Somerset and has 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 65m frontage to East Reach, one of the arterial routes into and around the town centre.

DESCRIPTION

Currently vehicle repair workshops and parts storage, the property comprises mainly steel portal frame warehouse/production/ trade-counter or workshop space with ancillary offices and amenities and can be let as one or two units. The building includes an optional mezzanine storage area to Unit 2. The units have lighting and gas fired heating with office and reception areas having carpets or tiled floor covering. The property currently has 11 vehicle access doors.

The property is offered with 35 car parking spaces and an HGV loading/unloading bay. See plan attached.

FLOOR AREAS

	Gross internal areas	
<u>Unit 1</u>		
Ground Floor	575.32 m ²	6,195 ft ²
Mezzanines	<u>54.28 m²</u>	<u>585 ft²</u>
Total	629.60 m ²	6,780 ft ²
<u>Unit 2</u>		
Ground Floor	334.51 m ²	3,600 ft ²
Mezzanines	<u>307.36 m²</u>	<u>3,310 ft²</u>
Total	641.87 m ²	6,910 ft ²
Combined Ground Floor Total	909.83 m ²	9,795 ft ²

LEASE TERMS & RENT

The property is available to let on a new full repairing lease for a term of 10 years subject to 5 yearly upward only rent reviews. Further details are available on application.

UNIT 1 - Rent: £65,000 per annum

UNIT 2 - Rent: £30,000 per annum

(Excluding rates, insurance, service charge & VAT if applicable)

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: **Band D (82)**

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
Estate Agents Act 1979: A Director of Hatfield White has a declarable interest in the client Company – further details will be provided to any party entering negotiations to take a lease.

7 August 2023

78-88 EAST REACH TAUNTON TA1 3HF
TRADE COUNTER WAREHOUSE WORKSHOPS

