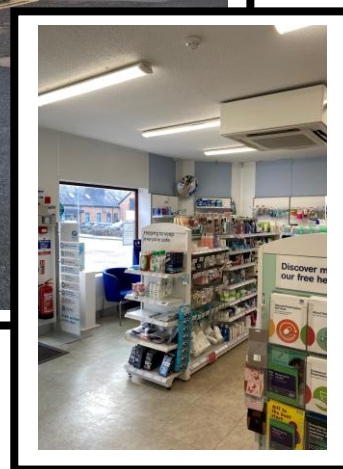


TAUNTON

SHOP PREMISES

TO LET

83.67 m² (869 ft²)



**1 COOPERS MILL, NORTON FITZWARREN, TAUNTON,
SOMERSET, TA2 6NX**

Victoria House • Victoria Street • Taunton TA1 3FA

HATFIELD WHITE LTD, for themselves and the vendors or lessors of this property for whom they act as agents, give notice that: (i) these particulars do not constitute part of, an offer or contract, (ii) the accuracy of any description, dimensions, references to condition, necessary permission for use/occupation and any other details contained herein is not guaranteed and is for general guidance only. Prospective purchasers or tenants must not rely upon them as statements or representations of fact, and must satisfy themselves as to their accuracy, (iii) any reference to mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state of condition, or that it is capable of fulfilling its intended function, or that it is Year 2000 compliant, (iv) neither Hatfield White Limited nor any of its employees or representatives has any authority to make or give any representation or warranty in relation to the property, (v) any price or rent quoted in these particulars is exclusive of VAT which may be payable in addition.

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01823 353033

LOCATION

Taunton, population circa 65,000, is situated to the north of the M5 Motorway some 55 miles south-west of Bristol. Norton Fitzwarren is an expanding residential district located approximately two miles to the north west of Taunton town centre and straddles the B3227, an important arterial road carrying traffic into Taunton. The district is predominantly residential in nature, with a neighbourhood shopping centre, doctor's practice public house, and local needs retailing/services.

DESCRIPTION

The property comprises a single storey detached retail premises with three car parking spaces within the site curtilage. ground floor lock up shop with rear WC. Servicing is from the front. The property has established Class E use, including retail, food, office/business, therapies, and other commercial uses under the Town and Country Planning (Use Classes) Order 1987. Interested parties should make enquiries to Somerset Council (Tel 01823-356356).

FLOOR AREAS

	m ²	sq ft
Ground floor – Sales/Storage Area	83.67	(869)

RENT

The property is offered to let on a new full repairing and insuring lease, term to be agreed, subject to periodic market rent reviews, at a commencing rental of:

£15,000 per annum exclusive (exc VAT if payable on the rent of this property)

RATES & ENERGY PERFORMANCE

The entry within the 2026 Rating List relating to the property is as follows:

Description	Rateable Value
Shop and Premises	RV£6,100

For details of rates payable please contact Somerset Council (Tel 01823 356356). Small Business Rates Relief may apply to this property.

Energy Performance Certificate: **Band D (78)**

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in the transaction.


FURTHER INFORMATION AND VIEWING

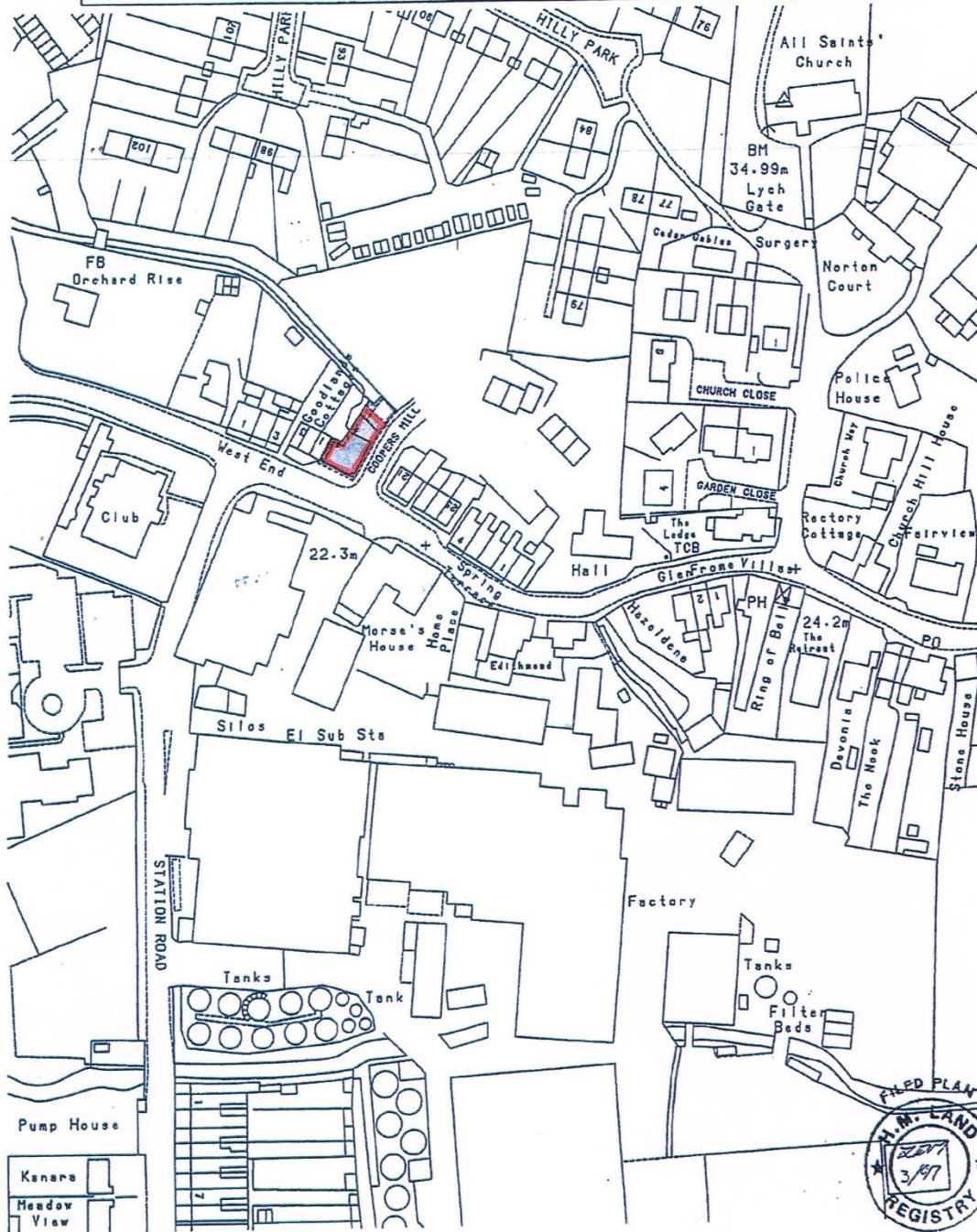
Please contact David White at this office:

Telephone: 01823 353033.

Email: dwhite@hatfieldwhite.co.uk

Print date 14 January 2026

H.M. LAND REGISTRY		TITLE NUMBER ST 13 04		
ORDNANCE SURVEY PLAN REFERENCE	ST 1925	SECTION	B	
ADMINISTRATIVE AREA SOMERSET : TAUNTON DEANE				© Crown Copyright 1997



NOT TO SCALE

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