

BRIDGWATER HOUSE, 3-5 CORPORATION STREET, TAUNTON TA1 4AJ



Retail investment with vacant upper floors

Residential consent for 4 dwellings

PASSING RENT £39,500 pa

GUIDE PRICE £650,000

**Chesters
Harcourt**

BRIDGWATER HOUSE 3-5 CORPORATION STREET TAUNTON TA1 4AJ

SUMMARY

- Prime town centre location on an arterial road with extensive frontage
- 2 retail units let at a passing rent of £39,500 pa
- Long established local retailers with 2028/2033 lease expiry dates
- The tenant of 3 Corporation Street – Aura Jewels Ltd (Guaranteed) owns the property next door (No 1) and has combined the two retail units. The hair salon is entirely self contained being No 5.
- Vacant self-contained upper parts with residential consent for 4 dwellings
- The upper floor access being between the 2 retail units
- Planning Ref: 38/25/0064/CMA
- EPC Rating – C
- In all some 4,115 sq ft



THE PROPERTY

The property comprises a mix of self contained upper floor office space and two adjacent ground floor retail units. The upper floor access being between the two.

Believed to have been constructed in circa 1955 the property is 3 storey and irregular in layout and shape but benefitting from an extensive frontage. At second floor level there is a full length balcony.

Floor plans are available. The upper parts have permitted development in respect of 4 dwellings.

The two shops are let. One to a jeweller and the other a hair salon. The upper parts are vacant and previously occupied by Hays Recruitment.

THE LOCATION

Prime town centre location on the junction of Corporation Street, Fore Street and High Street close to The Market House. Occupiers in close proximity include the Cosy Club, Nat West and Boston Tea Party.



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PLANNING

Prior Approval was granted in February 2025 in respect of a Change of Use and Conversion from commercial, business and service use (Class E) into 4 dwellings (Class C3)

Floor Areas	Approx. GIA (m2)	Approx. GIA (sq ft)
Shop No 3	35.53	382
Shop No 5 Retail	105.3	1133
Ancillary	60	646
Flat 1	47.1	507
Flat 2	50.3	541
Flat 3	41.3	445
Flat 4	42.8	461
TOTAL	382.33 sq m	4,115 sq ft



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TENURE AND PRICE

The property is to be sold freehold subject to the 2 shop leases. The larger retail unit at No 5 is let to Vital Hair Ltd while Unit 3 is let to Aura Jewels Ltd (Guaranteed). Passing rent of £39,500 pa. Further details on application.

For Sale at a Guide Price of £650,000 subject to contract

EPC RATING

Ground Floor 5 Corporation Street Taunton TA1 4AJ	Energy rating C
Valid until 18 April 2032	Certificate number 9152 0134-7285-9430-8057

RATES

<https://www.gov.uk/find-business-rates>

VAT

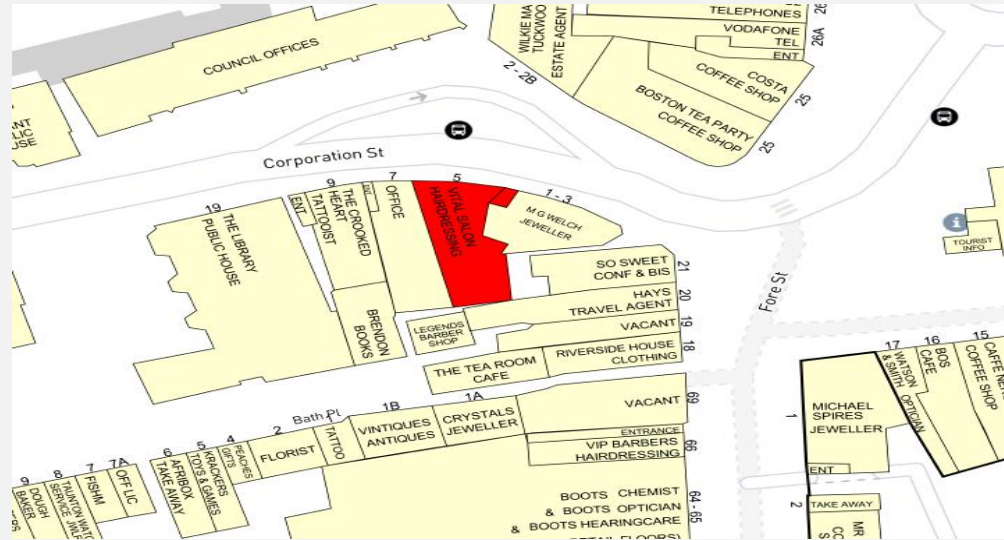
The property has not been elected for VAT

CONTACT

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