

gth

ALLIANCE HOUSE

NatWest

NatWest

MONSOON

Accessorize

Retail (with Class E Use)

28 Fore Street, Taunton Somerset, TA1 1JQ



## Key Facts

- Prime town centre retail pitch.
- Nearby occupiers include Fat Face, TK Maxx, Costa Coffee and Mountain Warehouse.
- Versatile accommodation available for immediate occupation.
- Ground floor sales 2,687 sq ft; first floor sales & storage 1,628 sq ft plus ancillary accommodation.
- New lease by arrangement.

## Location

The premises are situated in a prime and highly prominent position in Taunton's town centre at the junction of Fore Street and North Street, adjacent to NatWest. Other nearby national multiple retailers include Fat Face, River Island, Clarks, TK Maxx, Joules, O2, Vodafone and Costa Coffee.

## Description

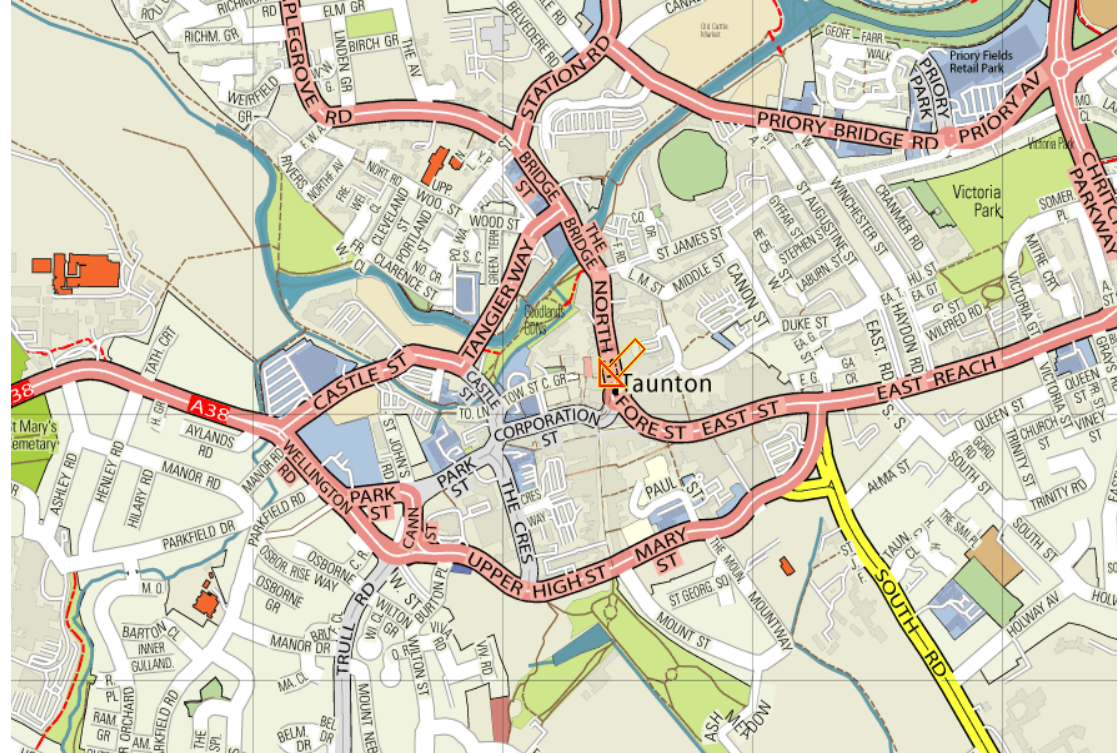
Arranged over basement, ground, first and second floors, the property provides sales on ground and first floor levels with ancillary accommodation, including stores and staff facilities.

## Accommodation

The property offers the following approximate dimensions and floor areas:-

Gross Frontage	14.14 m	46' 05"
Net Frontage	12.76 m	41' 10"
Ground Floor Sales	249.63 sq m	2,687 sq ft
Basement Storage	81.20 sq m	874 sq ft
First Floor Sales	151.25 sq m	1,628 sq ft
Second Floor Storage	139.63 sq m	1,503 sq ft
<b>Total</b>	<b>621.71 sq m</b>	<b>6,692 sq ft</b>

*N.B. The premises are available as a single store or could be sub-divided to suit specific occupier requirements. Further information is available on request.*





## Business Rates

The rateable value for the building is £115,000 per annum.

Interested parties should make their own enquiries with Somerset West & Taunton to ascertain the rates payable.

## Energy Performance Certificate

The property has an energy asset rating of C(59).

## Terms

The property is available via a new full repairing and insuring lease for a term to be agreed, subject to upward reviews every fifth year.

Quoting terms are available upon application.

## Viewings

Strictly by appointment via joint sole agents:-

Duncan Brown / Joseph Hughes

Greenslade Taylor Hunt, 9 Hammet Street, Taunton TA1 1RZ

T: 01823 334455

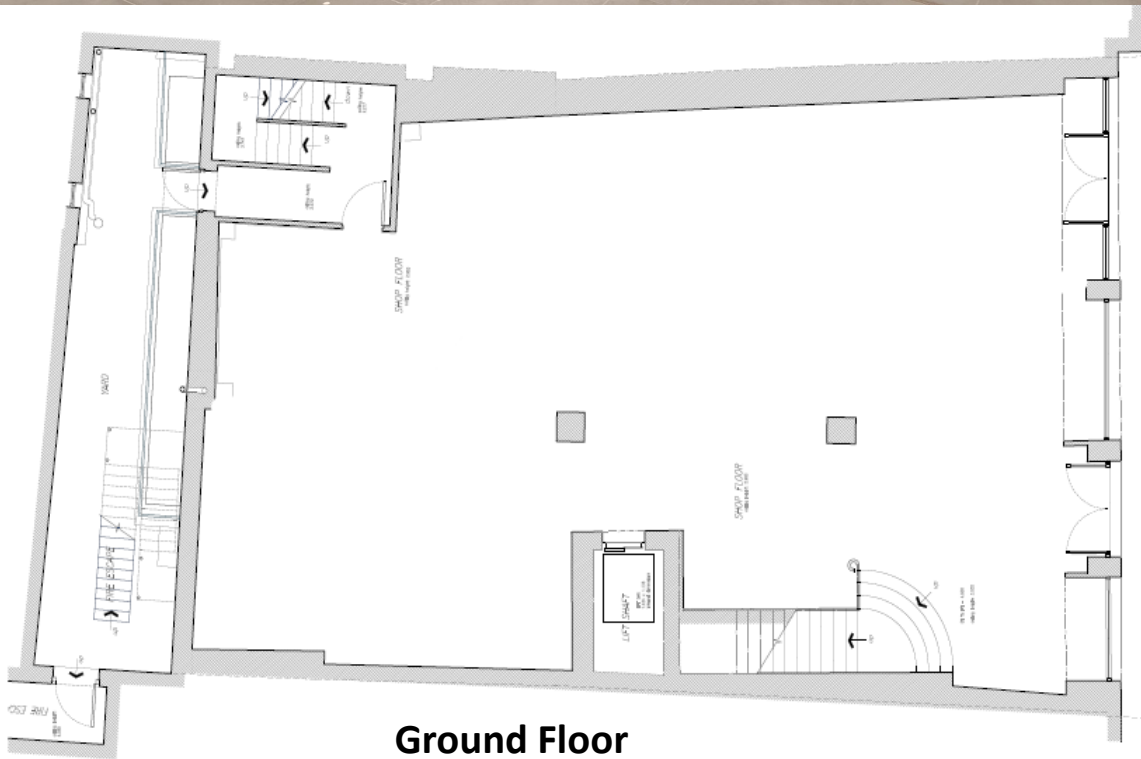
E: [duncan.brown@gth.net](mailto:duncan.brown@gth.net) / [joseph.hughes@gth.net](mailto:joseph.hughes@gth.net)

John Mortimer / Harry Brown

Smith Price RRG, 5-7 Princes Street, London W1G JN

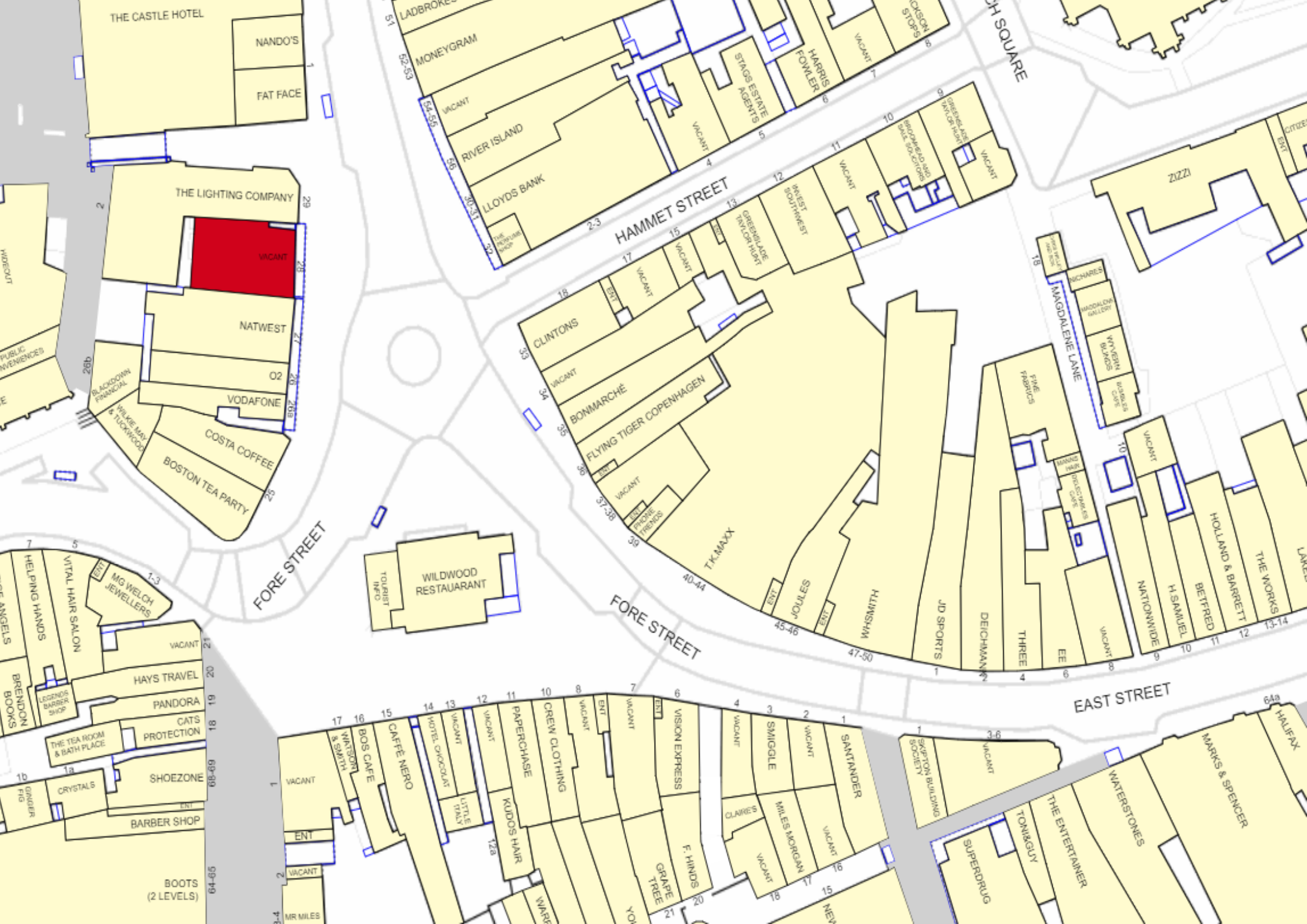
T: 0207 409 2100

E: [johnmortimer@sprrg.co.uk](mailto:johnmortimer@sprrg.co.uk) / [harrybrown@sprrg.co.uk](mailto:harrybrown@sprrg.co.uk)



**Ground Floor**





THE LIGHTING COMPANY

VACANT

NATWEST

O2

VODAFONE

COSTA COFFEE

BOSTON TEA PARTY

HAMMET STREET

FORE STREET

FORE STREET

EAST STREET

26b

28

17

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26b

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11

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