

gth



To Let

95 Galmington Road, Taunton, Somerset, TA1 5NP

- Prominent location in large catchment area.
- Planning consent for takeaway use.
- Independently accessed two bedroomed flat above also available.
- Rear loading and off-street parking.
- Commercial areas totalling of 982 sq ft. to include garage and shed.

New Lease by Arrangement at £13,000 per annum
(Takeaway only)

Location

The premises are prominently located on the north side of Galmington Road, a busy thoroughfare linking Trull Road to the east with new Wellington Road to the west in a large residential catchment area west of Taunton's town centre. Musgrove Hospital, Queen's College, Bridgwater & Taunton College, Galmington Trading Estate and many residential dwellings are nearby.

Taunton, the county town of Somerset, serves as both the regional and administrative centre for the county. It has a district population of 110,200 and a primary catchment of 338,000.

The town is strategically located within half a mile of Junction 25 of the M5 motorway, midway between Bristol and Exeter.

Description

The property is one end of a terrace of three, the other two being occupied by a One-Stop convenience store and a hairdressing salon. There is off-street parking to the front on Galmington Road and rear access to a yard to the back of the properties.

Our clients have obtained a change of use for the ground floor to be used as a fast food takeaway. To the rear of the sales area is a garage, a kitchen, a WC and a separate storage shed.

Separate rear access to a first floor two bedroomed flat with a living room, a kitchen and bathroom which is available separately if required.

Floor Areas

The net internal area of the ground floor is as follows:-

Sales	49.24 sq m. / 530 sq ft.
Kitchen	6.32 sq m. / 68 sq ft.
Garage	12.08 sq m. / 130 sq ft.
Conservatory /Entrance	10.22 sq m. / 110 sq ft.
External Shed	13.38 sq m. / 144 sq ft.
Total:	91.24 sq m. / 982 sq ft.

The gross internal area of the flat is 67.82 sq m. / 730 sq ft. We have the individual room dimensions if required.

Business Rates

The Valuation Office website shows the premises to have a current rateable value of £8,800 per annum.

Small Business Rates Relief of up to 100% is available to some occupiers where premises have rateable values less than £15,000 per annum. Interested parties should make their own enquiries with West Somerset and Taunton to ascertain the rates payable.

Energy Performance Certificate

The property has the following Energy Assessments:-
Ground Floor Commercial—C72

First Floor Residential—D64.

Terms

The premises are available to let for a term by arrangement at a guide rent of £13,000 per annum. Both the takeaway and the flat are potentially available at a guide rent of £20,000 pa.

VAT

We are advised the property is not registered for VAT, therefore VAT will be not be payable on the rent.

Viewing

Strictly by appointment with sole agents:-

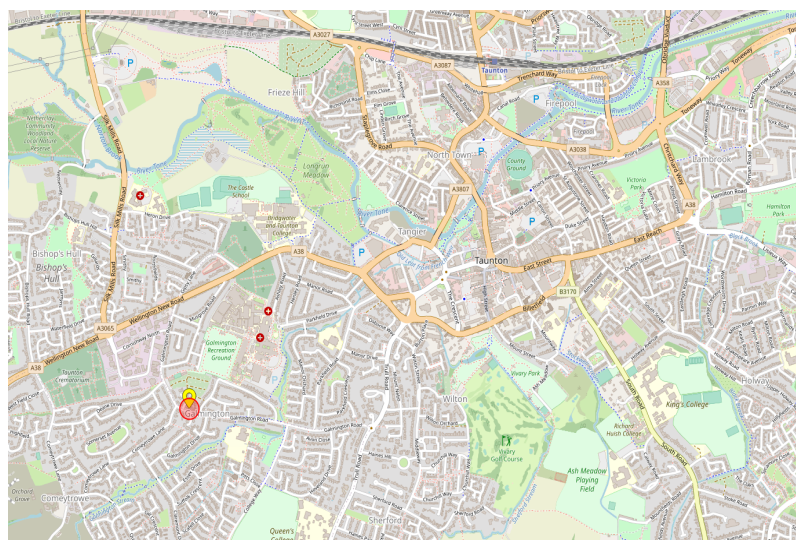
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Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.