

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background.

**TO LET**

**Units 6, 8 & 10 County Walk Shopping Centre,  
East Street, Taunton TA1 3TZ**

- Busy town centre shopping centre anchored by Sainsbury's.
- Other occupiers include Costa Coffee, Subway, Kaspá's Desserts and Savers.
- Footfall consistently above 220,000 people per month.
- Large adjacent 280 capacity car park.
- Total sales area of 4,070 sq ft plus 2,199 sq ft of ancillary offices and stores.

**New lease by arrangement at £42,500 per annum.**

## Location

The unit is prominently located in the middle of the shopping centre.

County Walk, with Sainsbury's supermarket as its anchor store to the south benefitting from a 280 capacity adjacent car park, generates considerable footfall to and from East Street.

Taunton, Somerset's county town and principle retailing and administrative centre, has a residential population of 60,500 and a retail catchment population of circa 331,000 within a 30 minute drive time.

## Description

A central retail unit within popular shopping centre in the heart of Taunton close to Sainsbury's.

This particular retail unit is visible from both ends of the shopping centre with over 14.50m of display frontage facing into the centre. The ground floor sales area is open plan with ancillary offices, staff areas, stores and WCs located over ground and first floors.

The property benefits from a heating and cooling system, suspended ceiling grid with inset lighting and a 3 phase electrical supply.

## Accommodation

The approximate dimensions and floor areas are as follows:-

<b>Sales</b>	378.12 sq m	4,070sq ft
<b>Ancillary</b>	204.29 sq m	2,199 sq ft

## Business Rates

The valuation office website confirms the current rateable value of Units 6, 8 and 10 to be £39,250 per annum.

## Energy Performance Certificate

The property has an Energy Asset Rating of B (50). A full copy of the EPC is available upon request.

## Terms

A new internal repairing lease is available for a term by arrangement at a guide rent of £42,500 per annum.

A service charge is levied for a contribution towards the costs in maintaining and managing the shopping centre. Further details available on request.

## VAT

We are advised the property is registered for VAT, therefore VAT will be payable on the rent and service charge.

## References/Rental Deposits

Financial, accountancy and other references may be sought from any prospective tenants prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

## Viewing

Strictly by appointment with sole agents:-

Joseph Hughes

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

Telephone: 01823 334455

Email: [joseph.hughes@gth.net](mailto:joseph.hughes@gth.net)



## 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.