

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.A photograph of a three-story brick building with white-framed windows and arched doorways. Two cars are parked in front: a dark grey hatchback on the left and a silver hatchback on the right. A parking sign is visible on the wall. The sky is clear and blue.

gth

Office Suites

TO LET

**2 Middle Street, Taunton,
Somerset, TA1 1SH**

- Town centre office suites of varying sizes.
- Flexible license agreements starting from a minimum term of 6 months.
- Ground Floor Office Suite 1: 20.53 sq m / 221 sq ft
- Second Floor Office Suite 7: 20.44 sq m / 220 sq ft

Guide Rents:

Office Suite 1: £360 per calendar month

Office Suite 7: £200 per calendar month

Location

The property is located on the south side of Middle Street, close to the junction with Canon Street within Taunton's town centre. Somerset County cricket ground is only a short walk away and so is the county town's centre with its many shopping and leisure facilities.

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 handsome Grade II listed mid-terrace office building spread over 3 floors containing various office suites.

There are currently two office suites available. Suite 1 is located at ground floor level with a timber sash window facing onto Middle Street. Suite 7 is located on the second floor.

The suites benefit from gas central heating, category two lighting, a full security system for the whole building and communal kitchen and WC facilities.

Accommodation

The approximate net internal dimensions are as follows:-

Office Suite 1	20.53 sq m	221 sq ft
Office Suite 7	20.44 sq m	220 sq ft

Business Rates

The valuation office website confirms the current rateable value of each suite is as follows:-

Office Suite 1— £2,600

Office Suite 7— £1,825

100% relief will be available to small business occupiers. Please confirm with the council.

Terms

The suites are available via flexible licenses at the following rents:-

Office Suite 1— £360 per calendar month

Office Suite 7— £200 per calendar month

Tenants will be responsible for internal repairs and decorations as well as for contributing a fair proportion of the landlord's costs for electricity, central heating, common part cleaning and security. The service charge will be based on the apportioned floor area for each suite and charged quarterly in arrears.

A deposit equal to two months' license fee is payable upon signing the agreement and will be held until vacation against any damage caused. License fees are payable monthly in advance.

VAT

We are advised the property is not registered for VAT, therefore VAT will not 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 & Zack Dennington

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

Telephone: 01823 334455

Email: joseph.hughes@gth.net /

zack.dennington@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.