

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.A green semi-transparent banner with the word 'Offices' in white text is positioned at the bottom left of the photograph.

## To Let

34 High Street ,Taunton, Somerset, TA1 3PN

- Located within Taunton's Town Centre.
- Ground Floor Offices with Use Class E also suitable as Clinic or Health Centre.
- Flexible accommodation totalling 918 sq ft
- Paved and gravelled garden to the rear suitable for staff in summer months.

New Lease by arrangement at £10,000 per annum

## Location

The property is located on the west side of the pedestrianised high street within Taunton's town centre. Two large public car parks are within a short walk.

Taunton, Somerset's county town and principle shopping, leisure and administrative centre, is within two miles of Junction 25 of the M5 motorway and has a catchment population of 331,000 within a 30 minute drive time.

## Description

The premises comprise a ground floor office suite accessed via a communal entrance off the High Street.

Internally the area is divided into 4 principle office areas 3 of which are interlinked and as such can be integrated or separated to suit requirements. There is also a kitchen, two WC's and a good sized paved and gravel rear garden.

The internal specification includes gas fired central heating, ceiling mounted Category 2 compliant light fittings and fitted carpets.

## Floor Areas

We calculate the net internal areas to be as follows:-

<u>Offices</u>	83.34 sq m / 898sq ft
<u>Kitchen</u>	1.92 sq m / 20 sq ft

**Total: 85.26 sq m. / 918 sq ft.**

## Energy Performance Certificate

The premises are listed Grade 2 therefore an EPC is not required.

## Business Rates

The Valuation office website shows the accommodation to have a current Ratable Value of £9000 per annum.

Where the Ratable Value is less than £12,000 per annum some occupier's are eligible for small business relief of up to 100%. Interested parties should make their own enquiries with the local authority to ascertain the rates payable.

## Terms

The premises are available via a new full repairing and insuring lease for a term by arrangement at a guide rent of £10,000 per annum.

A service charge is levied to reimburse a fair proportion of the Landlords costs for the maintenance, repair, upkeep and insurance of the building and common areas.

## VAT

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

## Viewing

Strictly by appointment with sole agents:-

Joseph Hughes & Zack Denning

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

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

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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.