

gth



## To Let

16 Paul Street, Taunton

Somerset, TA1 3PF

- Accessible town centre trading pitch.
- Adjacent to large public car park.
- Suitable for a number of office and retail Class E Uses.
- Office 544 sq ft. plus kitchen of 42 sq ft.

New Lease by Arrangement at £7,000 per annum.

## Location

The property is located fronting Paul Street, a prominent retail pitch within Taunton's town centre. The Orchard Shopping Centre, the Taunton Library, a multi-storey car park, further surfaced public car parking and a wide range of shops, restaurants, bars and other facilities are available nearby.

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

## Description

A ground floor office fronting Paul Street with a small rear garden. The unit provides an open plan office area with kitchen and WC facilities to the rear.

## Accommodation

The approximate net internal areas are as follows:-

Office	544 sq ft	50.51 sq m
Kitchen	<u>42 sq ft</u>	<u>3.93 sq m</u>
Total	<b>586 sq ft</b>	<b>54.44 sq m</b>

## Business Rates

The valuation office website shows the premises to have a current rateable value of £10,750 per annum.

Small business rates relief of up to 100% is available to some occupiers where rateable values are less than £15,000 pa.

## Energy Performance Certificate

The shop has an energy asset rating of D'100'. Full copies of the EPC are available upon request.

## VAT

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

## Terms

A new internal repairing and insuring lease is available for a term by arrangement at a guide rent of £7,000 per annum.

## Viewing

Strictly by appointment with sole agents:-

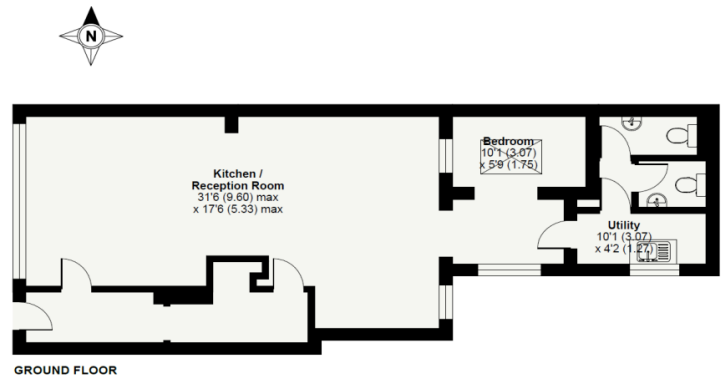
Zack Dennington & Joseph Hughes

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

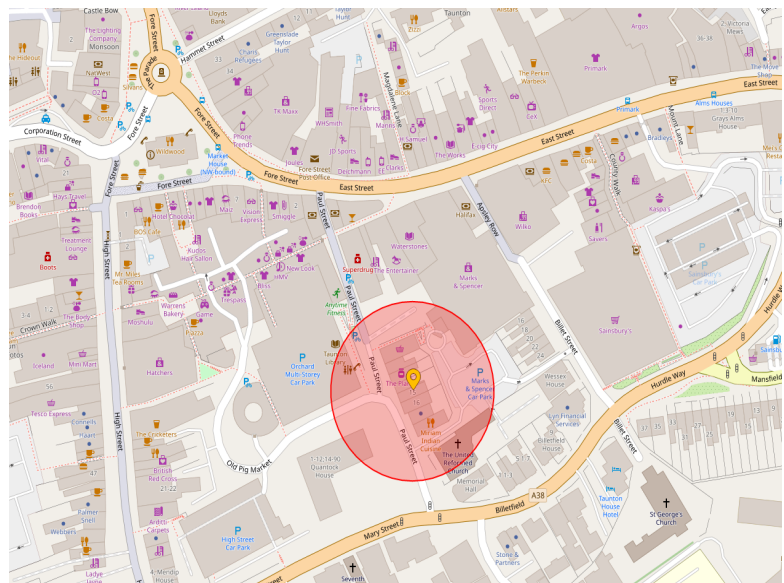
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GROUND FLOOR

 Certified Property Measurement  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. ©RICS/2022. 



## 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.