



TO LET

7 FORE STREET, TAUNTON, TA1 1HX

N.I.A OF 328.71 SQ M (3,538 SQ FT)

LOCATION & DESCRIPTION

The retail premises is located in a prime location on Fore Street, the main shopping area of the town centre. The building is located on the pelican crossing and opposite TK Maxx; next to the Orchard Shopping Centre which has a multi-storey car park. The public car parks of The Crescent, Hammet Street and Cannon Street are close by.

Nearby occupiers in the row include Jack Wills, Crew Clothing, Café Nero and Vision Express. Taunton has a population of approximately 62,000 and is located adjacent to the M5 motorway.

Three storey Grade II listed property with an open plan ground floor with decorative dome skylight in the centre. In addition, on the ground floor to the rear is an office, ladies and gents WC facilities and staff room. Rear hall with staircase leading to first floor level with access out onto the Orchard Shopping centre for deliveries and goods lift to lower ground floor. Lower ground floor accessed from staircase from the rear hall on the ground floor with plant room of 2.87m x 2.40m, store of 5.64m x 5.23m and former strong room of 4.93m x 2.76m.

The upper parts, currently laid out as offices can be accessed separately via a double height wooden doorway to side and could be occupied separately if required. The premises would suit a restaurant, wine bar use or pizzeria due to its location and façade. Alternatively, the premises would make an ideal retail space.

CONTACT

Carter Jonas LLP

Blackbrook Park Avenue, Taunton,
Somerset, TA1 2PX

carterjonas.co.uk/commercial

Stephen Richards

Partner

01823 428 590 | 07968 216 596

Stephen.richards@carterjonas.co.uk

Stuart Williams

Partner

0117 922 1222 | 07771 820 054

stuart.williams@carterjonas.co.uk

IMPORTANT INFORMATION

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7 FORE STREET TAUNTON, SOMERSET

ACCOMMODATION

The premises benefits from the following approximate net internal floor areas:-

Frontage:	7.00m	
Depth:	20.20m	
Ground Floor Sales:	159.54 Sq M	(1,717 Sq Ft)
Lower Ground Floor:	49.99 Sq M	(538 Sq Ft)
First Floor:	64.49 Sq M	(699 Sq Ft)
Second Floor:	54.69 Sq M	(589 Sq Ft)

LEASE

The retail premises is available by way of a new lease on flexible terms to be agreed.

RENT

£90,000 per annum exclusive.

RATES

According to the Valuation Office website, the premises are assessed as follows for the entire building:-

Rateable Value: £78,500

For verification purposes, interest parties are advised to make their own enquiries on www.voa.gov.uk.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

A certificate rated 'E' is available on request.

VIEWING & FURTHER INFORMATION

All enquiries strictly via:

Stephen Richards:

E: Stephen.richards@carterjonas.co.uk

T: 07968 216 596 / 01823 428 590

OR

Stuart Williams:

E: stuart.williams@carterjonas.co.uk

For details of all commercial properties marketed through this firm please visit:

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SUBJECT TO CONTRACT

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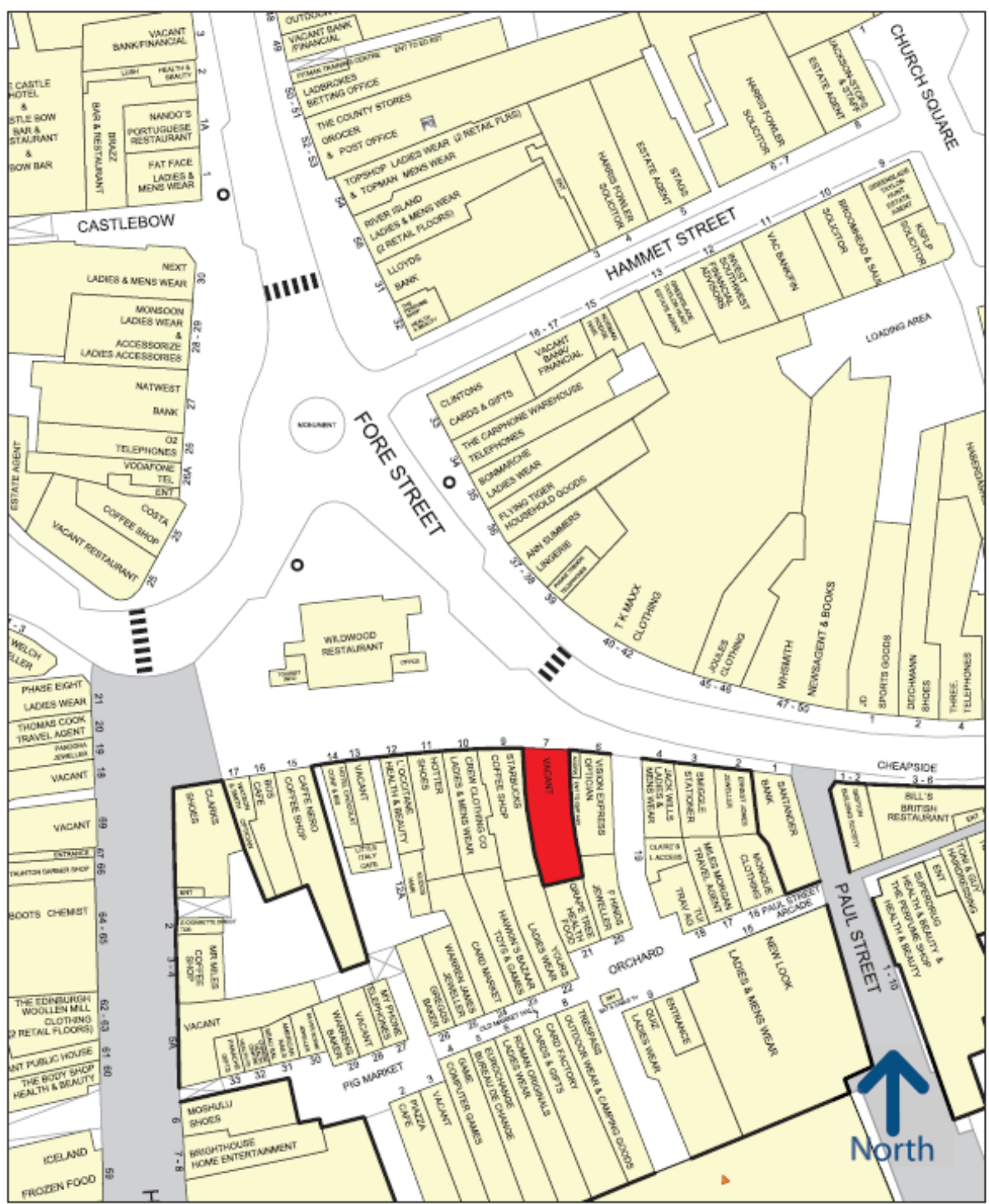
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7 FORE STREET, TAUNTON, SOMERSET



Taunton



Experian Goad Plan Created: 09/01/2020
Created By: Williams Gunter Hardwick



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