



TO LET

7 FORE STREET, TAUNTON, TA1 1HX

SALES AREA – 159.54 SQ M (1,717 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.

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 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

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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)

LEASE

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

RENT

£50,000 per annum exclusive.

RATES

Currently the ground floor and lower ground floor have not been separately assessed.

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

ENERGY PERFORMANCE CERTIFICATE

A certificate rated 'E' is available on request.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

All enquiries strictly via:

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OR

Stuart Williams:

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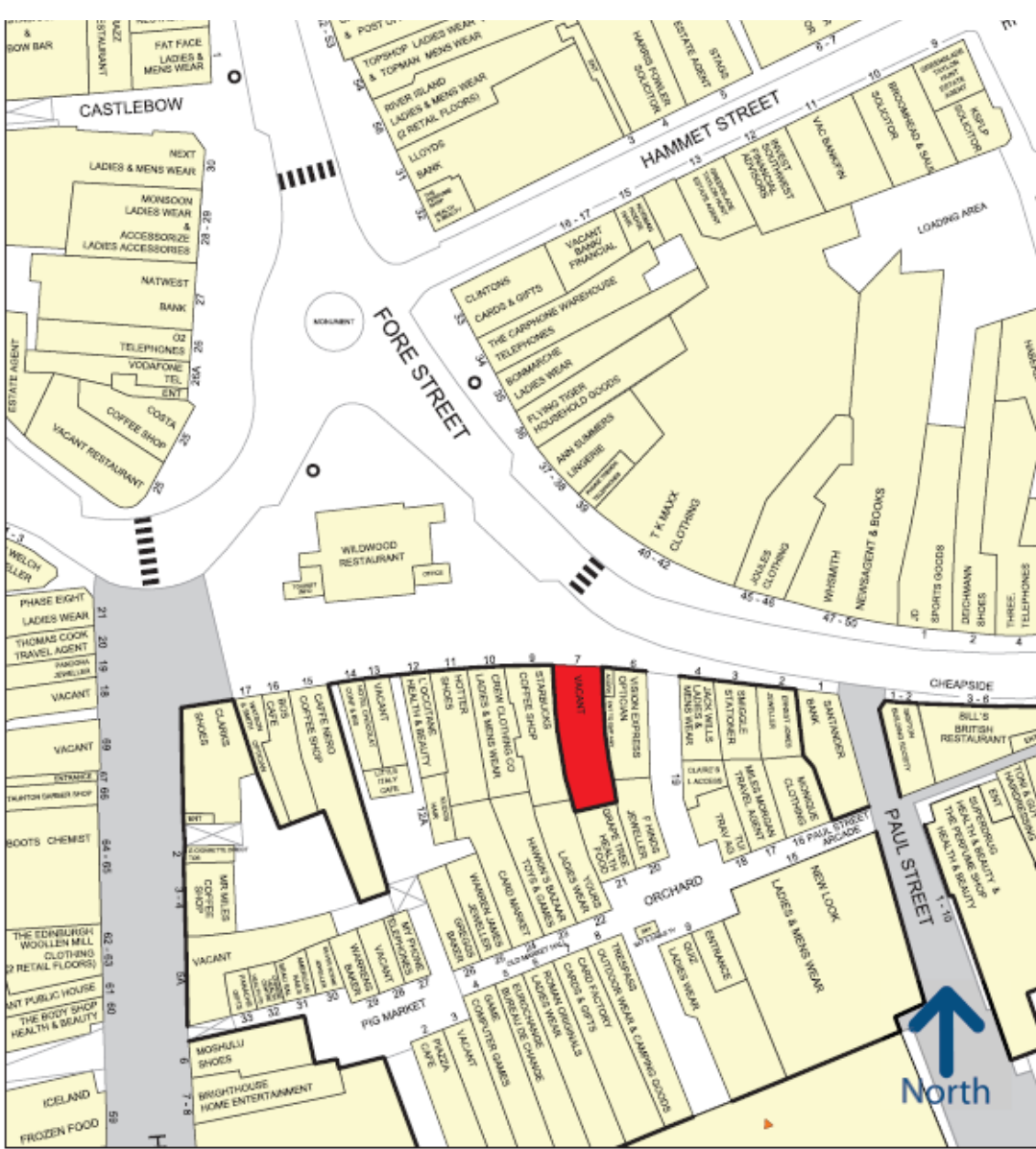
SUBJECT TO CONTRACT

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**Carter
Jonas**

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



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