

Prime Shop To Let

54-55 North Street, Taunton
Somerset TA1 1LX

Description

Taunton is the county town of Somerset located between Exeter to the south West (31 miles) and Bristol to the North East (50 miles). The town has a population of approximately 62,500 and benefits from excellent transport links being only 2.5 miles west of Jc.25 to the M5 motorway and connected via the A38 and A358. Taunton Railway Station provides a direct and regular service to Exeter, Bristol, Cardiff and London.

The property is situated in the prime retail pitch of North Street adjacent to **River Island** and close to **Fat Face, Mountain Warehouse, Costa Coffee, TK Maxx, Bon Marche** and **NatWest** and **Lloyds Banks**.

Accommodation

The premises comprise a large ground floor sales area with further sales accommodation at first floor and storage/staff at second floor. Servicing is from the rear via Hammet Street. They comprise the following approximate floor areas:-

| Floor | Sq m | Sq ft |
|----------------------------|-----------------|--------------------|
| Ground Floor sales | 266 sq m | 2,866 sq ft |
| First Floor Sales | 242 sq m | 2,601 sq ft |
| Second Floor Staff/Storage | 219 sq m | 2,353 sq ft |
| Total | 727 sq m | 7,820 sq ft |

Tenure

The premises are available by way of a new FRI lease for a term to be agreed and subject to five yearly rent reviews.

Rent

Rental offers are invited. Alternatively offers for the Freehold interest would be considered.

Planning

The premises fall within Class E of the Town and Country Planning (Use Classes) Order 2020 interested parties should carry out their own due diligence in this regard.



Business Rates

We understand that the property is assessed as follows: -

| | |
|------------------------------|---------|
| Rateable Value (2023) | £78,500 |
| UBR (2023/2024) | 51.2p |

Interested parties may benefit from rates relief if applicable and should carry out their own investigations.

EPC

The premises have a current EPC rating of D83. A certificate can be made available on request.

Legal Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

Subject to Contract

April 2022

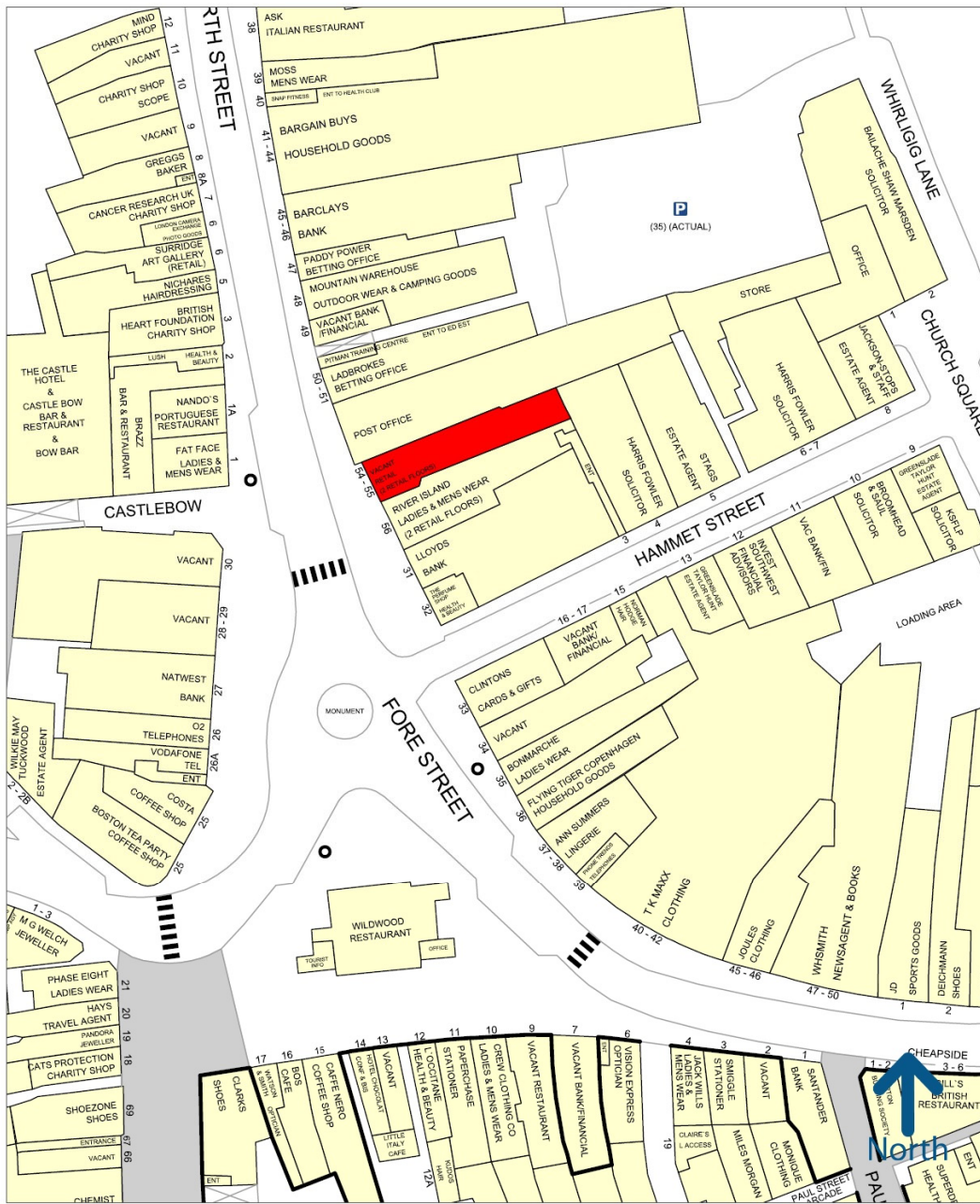
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