TO LET

7 & 8 High Street, Taunton,

Somerset TA1 3PG

- Prominent position within town centre.
- Tesco Express opposite and Boots, The Body Shop and Clarks nearby.
- Also suitable for A2 (Financial & Professional), A3 (Restaurant & Café), B1 (Office) and D2 (Clinic and Leisure) Uses.
- Ground floor sales 1,510 sq ft, plus ancillary accommodation on first and second floors.

New lease by arrangement at £24,000 per annum.

Location

The property is located on the east side of the pedestrianised High Street within Taunton's town centre. The unit is within immediate vicinity of Tesco Express, Boots, The Body Shop, Clarks and Pandora, amongst others.

Description

The premises comprise a ground floor retail shop with ancillary accommodation, to include staff rooms, stores, offices and what was previously residential accommodation over first and second floors.

Also now suitable for a number of uses within Class 'E,' namely, 'Commercial, Business & Service' Uses.

Floor Areas

Gross Frontage	6.84 m	22 ft 5
Ground Floor		
Sales	140.43 sq m	1,510 sq ft
Stores/Staff	64.92 sq m	698 sq ft
First Floor		
Ancillary	107.27 sq m	1,155 sq ft
Ancillary/Resi	43.42 sq m	467 sq ft
Second Floor		
Ancillary/Resi	36.94 sq m	398 sq ft

Business Rates

The valuation office website shows the premises to have a current rateable value of £38,500 pa.

Interested parties should make their own enquiries with Somerset West & Taunton Council to ascertain the rates payable.

Energy Performance Certificate

The property has an Asset Rating of E116. A full copy of the EPC is available upon request.

Terms

A new lease is available for a term by arrangement at a guide rent of £24,000 per annum.

VAT

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

Viewing

Strictly by appointment with sole agents:-

Joseph Hughes

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

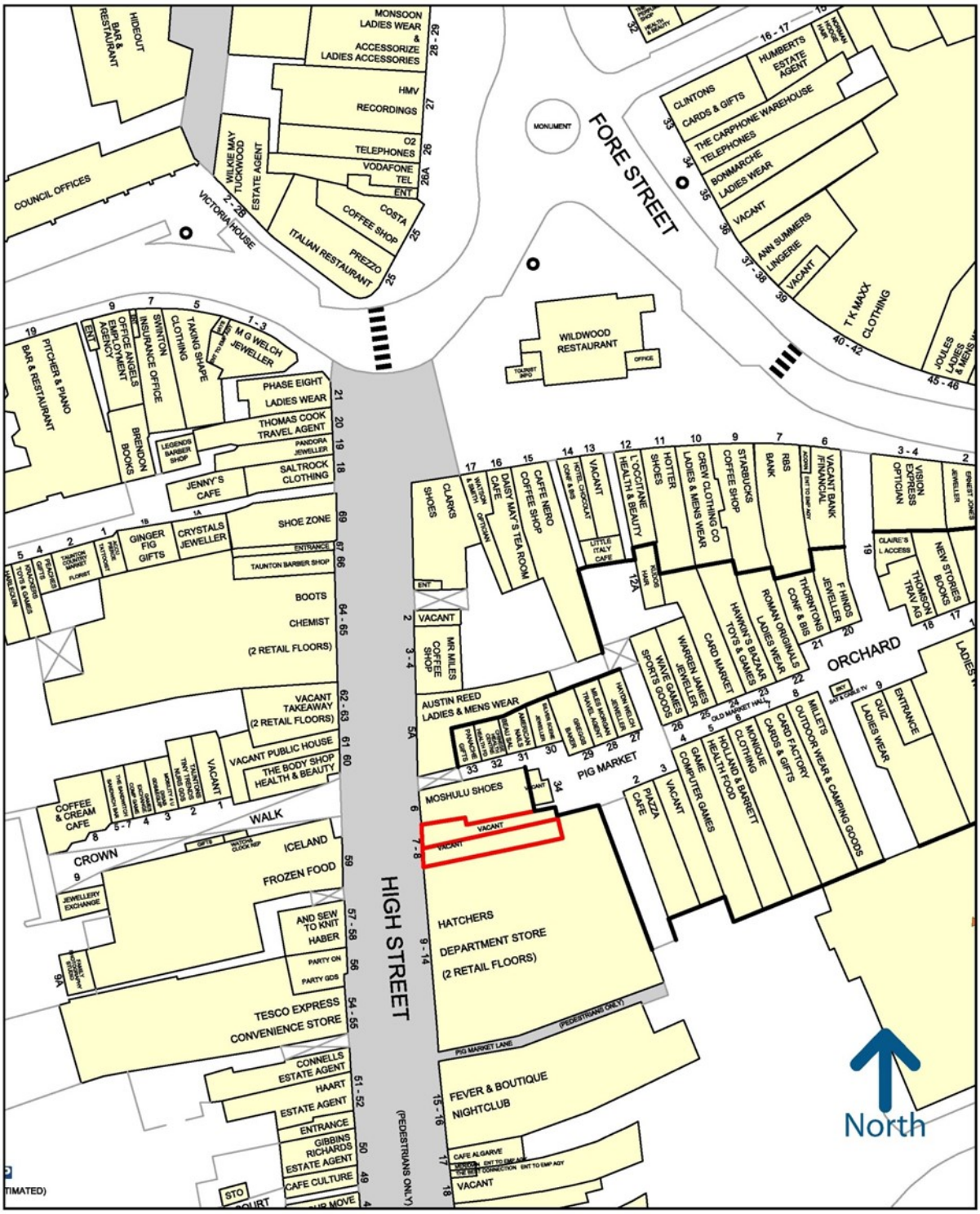
Telephone: 01823 334455

Email: joseph.hughes@gth.net

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.

7-8 High Street
Taunton
TA1 3PG



50 metres

Experian Goad Plan Created: 15/06/2016
Created By: Greenslade Taylor Hunt

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