# SHOP TO LET

# Taunton **13 Fore Street**



## Location

Taunton is the principal market town for Somerset with an affluent catchment of over 400,000 people; the town centre is thriving with limited competition from out of town retailing. The Orchard Shopping Centre is located in the heart of Taunton and comprises over 130,000 sq ft of retail and leisure space. The scheme benefits from a 400-space dedicated multi-storey car park.

13 Fore Street is positioned on the corner of Fore Street, at the centre of the town's prime retailing pitch, and the entrance to The Orchard Shopping Centre. The premises sits between L'Occitane and Hotel Chocolat. Other nearby retailers include Caffe Nero, Wildwood, Hotter and Crew Clothing.

## Accommodation

The unit comprises a ground floor shop with the following approximate net internal floor area:

Ground Floor:

50.8 sq m 547 sq ft

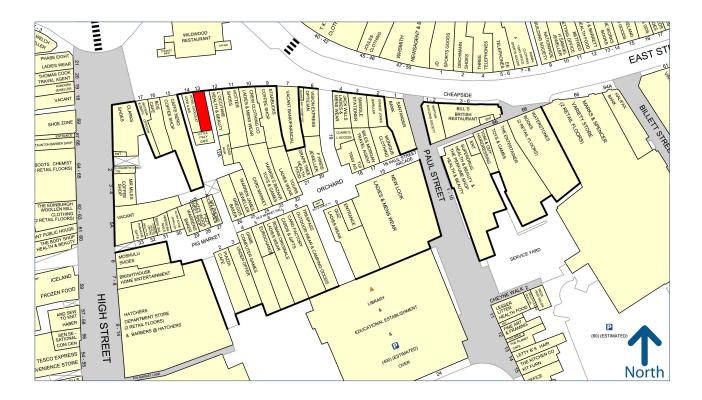
#### Rent

£33,500 per annum exclusive

SAVILLS BRISTOL Embassy House, Queens Avenue Bristol, BS8 1SB







#### Rates

Rateable Value 2017 UBR 2019/20 Rates Payable £26,500 49.1p/£ £13,012

Interested parties are advised to make their own enquiries with the local rating authority to confirm their likely liability.

**Service Charge** £4,172 (2019/20)

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

#### Tenure

The premises are available on a new effectively full repairing and insuring lease for a term of years to be agreed.

## EPC

E(120)

### Viewing & Further Information:

Strictly by prior arrangement only with:

## CONTACT

Robert Palmer ropalmer@savills.com 0117 910 2210

#### Nicola Pring npring@savills.com 0117 910 2355

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of

Or our Joint Agents KLM: Will Thomas wthomas@klmretail.com 0207 317 3700

any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

