

FOR SALE/TO LET

29 Fore Street, Taunton, Somerset

Prime retail opportunity - Prominent Corner Position

Hartnell
TaylorCook

Contact

Richard Saunders

Direct Dial:

0117 946 4521

Mobile:

07825 382835

Email:

richard.saunders@htc.uk.com



LOCATION - TA1 1JQ

The property is situated in a prime location on Fore Street in Taunton. With a population of around 110,000, Taunton is the largest town in the shire of Somerset, located 40 miles southwest of Bristol and 30 miles north east of Exeter.

The unit is in a prominent position on the corner of Fore Street and Castle Bow lane, which leads to **Castle Bow** and the **Museum of Somerset**. The unit is adjacent to **Monsoon** and opposite **Fat Face**. Other notable nearby occupiers include **Nandos**, **Lush**, **Top Shop** and **River Island**.

DESCRIPTION

The demise is arranged as ground floor and basement sales, with ancillary at basement and first floor levels. The first floor also provides staff facilities and offices. Additionally, there is self contained office at second floor, which can also be made available.

The demise provides the following approximate net internal floor areas:

Ground floor sales:	366.97 sq m	(3,950 sq ft)
Basement sales:	151.43 sq m	(1,630 sq ft)
Basement ancillary:	36.70 sq m	(395 sq ft)
1st floor storage:	147.71 sq m	(1,590 sq ft)
1st floor offices:	117.52 sq m	(1,265 sq ft)
2nd floor offices (optional):	96.62 sq m	(1,040 sq ft)
Total net internal area:	917 sq m	(9,870 sq ft)

TENURE

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

Alternatively, the freehold is also potentially available to purchase.

RENT/PRICE

To let:	£125,000 per annum exclusive
To purchase:	Upon application

RATES

Rateable value:	£158,000
UBR:	50.40p
Rateable value:	£79,632

Please confirm actual rates payable with the local authority.

LEGAL COSTS

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

VAT

VAT may be payable on all sums demanded (if applicable).

EPC

To be confirmed.

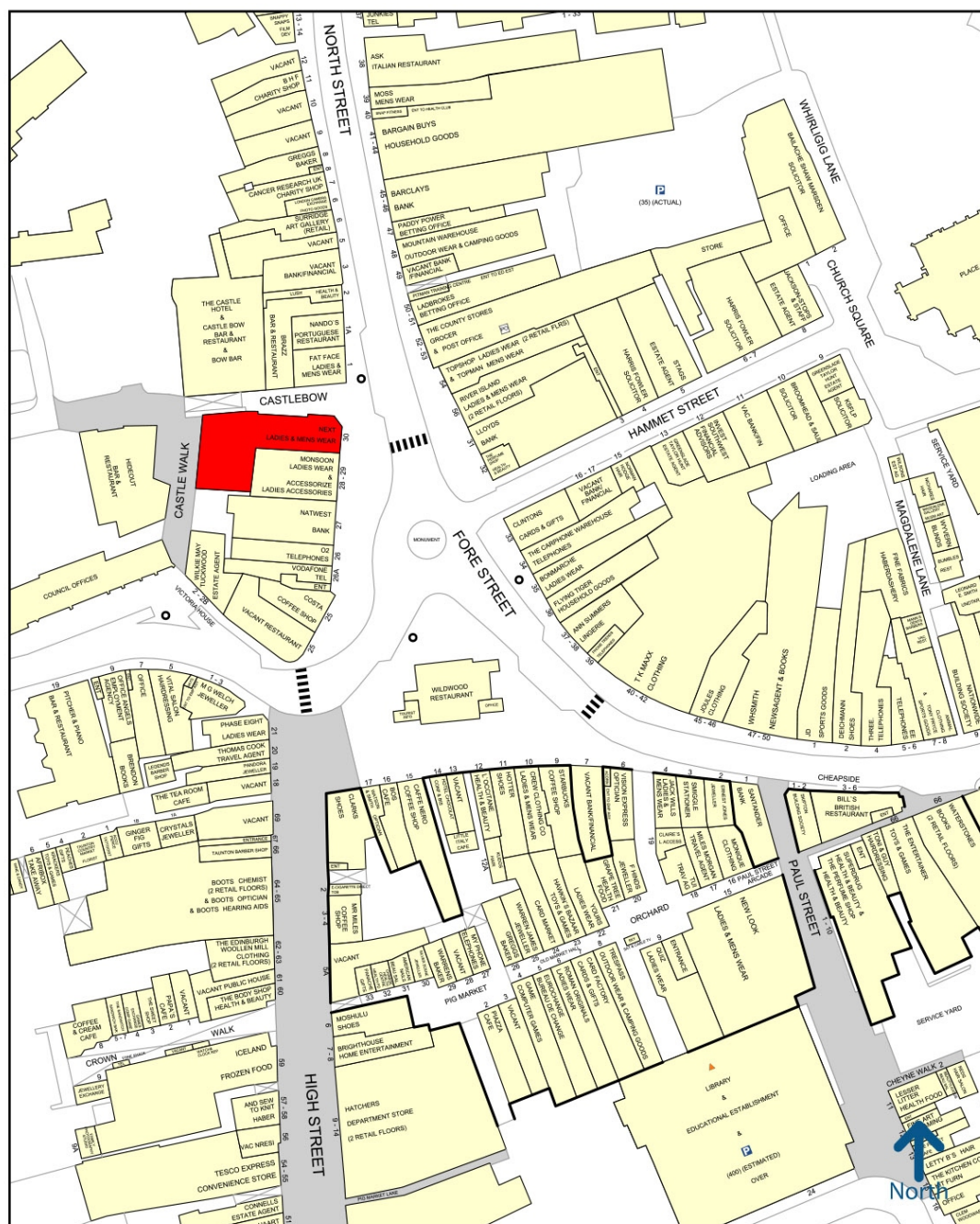
VIEWING

For more information or to arrange an inspection, please contact the above.

Bristol Office
Somerset House
18 Canynge Road
Clifton
BS8 3JX
T. 0117 923 9234
htc.uk.com



Taunton



50 metres

Experian Goad Plan Created: 05/02/2020
Created By: Hartnell Taylor Cook LLP



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

SUBJECT TO CONTRACT

SUBJECT TO CONTRACT
Date of Production: 08-Jan-2021

Hartnell Taylor Cook LLP is a Limited liability Partnership registered in England and Wales OC 313211.

Hartnell Taylor Cook LLP is regulated by the RICS.

Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, whose agent they are, give notice that:

- These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract;
- All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness;
- No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor;
- Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction;
- All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation;
- No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn;
- Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the instance or otherwise of any noxious substance