

SHOP TO LET

Class A3 Potential (STP)

Taunton

5A High 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.

The subject premises are prominently located on pedestrianised High Street at the entrance to the Orchard Shopping Centre. Nearby retailers include **Edinburgh Woollen Mill**, **Hatchers Department Store**, **Moshulu**, **Body Shop** and **Boots the Chemist**.

Accommodation

The property is arranged over the ground and first floor and comprises the following approximate areas:

Ground Floor Sales: 81.5 sq m 877 sq ft

First Floor Ancillary: 71.0 sq m 764 sq ft

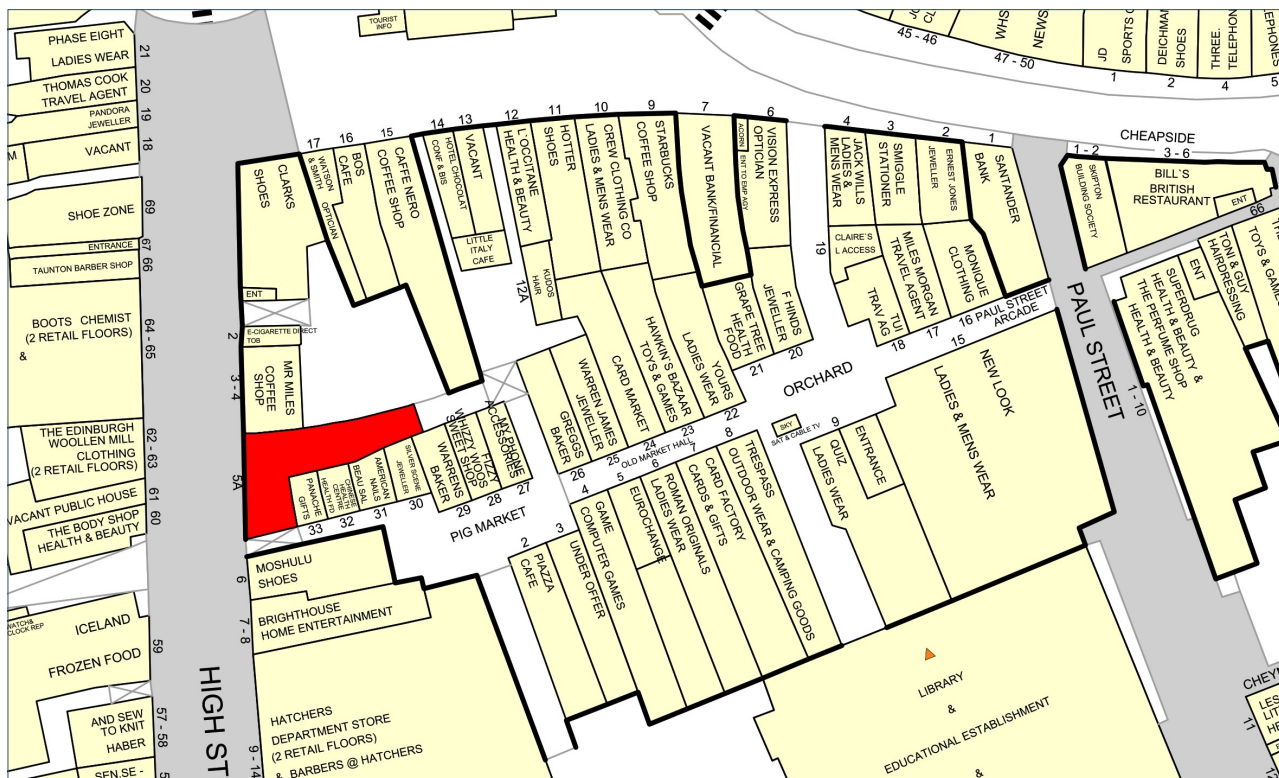
Rent £37,500 per annum exclusive

SAVILLS BRISTOL

Embassy House, Queens Avenue
Bristol, BS8 1SB

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Rates

Rateable Value 2017	£34,000
UBR 2019/20	49.1p/£
Rates Payable	£16,694

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

Service Charge £12,517 (2019/20)

Legal Costs

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

Viewing & Further Information:

Strictly by prior arrangement only with:

Tenure

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

EPC

D (88)

CONTACT

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