

PRIME SHOP TO LET

Taunton

4 Fore Street

Subject to Vacant Possession



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.

This recently refurbished Grade II Listed unit occupies a prominent corner position on Fore Street, the town centre's prime retailing pitch, and the main entrance of the Orchard Shopping Centre. The subject premises are adjacent to **Smiggle** and **Vision Express**. Other nearby retailers include **Joules**, **TK Maxx**, **Starbucks**, **WH Smith** and **Ernest Jones**.

Accommodation

The premises are arranged over ground, first and second floors and provide the following approximate net internal floor areas:

Ground Floor Sales:	93.8	sq m	1,010	sq ft
First Floor Sales:	73.7	sq m	793	sq ft
Second Floor Ancillary	69.2	sq m	745	sq ft

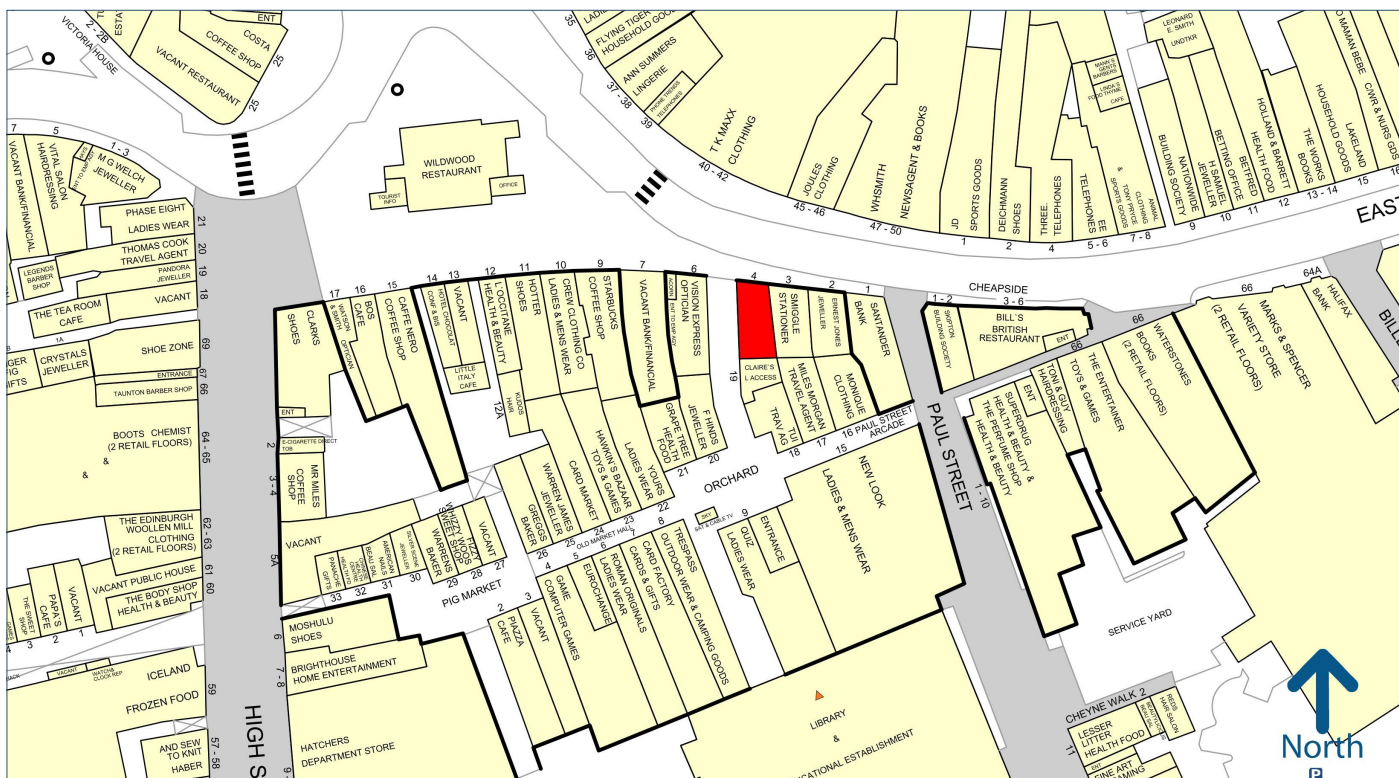
Rent £83,500 per annum exclusive

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Rates

Rateable Value 2017	£64,500
UBR 2019/20	50.4p/£
Rates Payable	£32,508

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

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

F(129)

CONTACT

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