

638
sq
ft

LOCK UP
RETAIL UNIT

638 sq.ft (59.27 sq.m)

- Ground floor retail premises with first floor Store/Office and WC facilities
- Service yard to rear
- City centre location with mix of national and local retailers
- Large 200 spaces car park nearby



9 Bridge Street, Taunton TA1 1TG



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DESCRIPTION

Prominently located in an excellent trading location between Mailboxes and St Margarets Hospice, the premises comprise a ground floor retail unit with store and staff facilities. The premises have a service yard to the rear for loading.

AREA (approx. NIA)

	Sq.ft	Sq.m
Ground Floor	580	53.88
Store/Office WC	58	5.39
TOTAL	638	59.27

LOCATION

Bridge Street is located within the county of Somerset which is in the South West (England) region of the UK. 0.33 miles North West from the centre of Taunton, 21.38 miles West from the centre of Yeovil and 27.64 miles North East from the centre of Exeter.



SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

Mains electricity, water and drainage are connected to the property.

ENERGY PERFORMANCE

Rating C 71. Further information available upon request.

RENT

£12,950 per annum exclusive.

RATEABLE VALUE

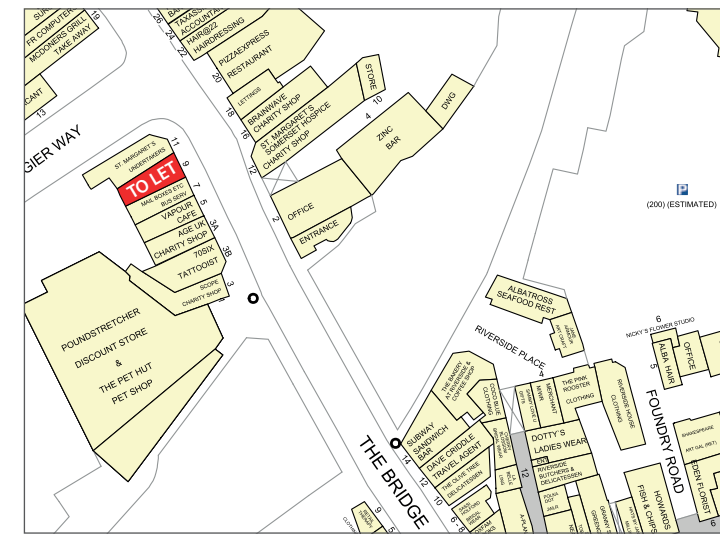
£12,000. (2017 Listing)

PLANNING

The premises benefits from a new E use class (commercial, business and service) including retail. Interested parties are advised to make their own enquiries of the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



VIEWING

Strictly via prior appointment with the appointed agent:



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