



Commercial Property Consultants

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PROMINENT RETAIL UNIT TO LET



**3b BRIDGE STREET
TAUNTON
TA1 1TG**

Although every care is taken in preparing these particulars they do not constitute any part of an offer or contract. Statements contained herein are not to be relied upon as statements or representations of fact, and are made without responsibility on the part of the Agent or Client. An intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each statement, and the Client does not make or give and neither have the Agents or their employees authority to make or give any representation or warranty in relation to this property. All properties are offered subject to Contract and being available

LOCATION & DESCRIPTION

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

ACCOMMODATION (All measurements are approximate)

Ground Floor sales	862 sq ft	(80.08 sq m)
Store	25 sq ft	(2.32 sq m)
Kitchen		
WC		

LEASE TERMS

The premises are available by way of a new effectively full repairing and insuring lease, for a term of years to be agreed, at a commencing rent of **£21,000** per annum exclusive.

PLANNING

The premises currently have Class E retail consent. Alternative uses would be considered subject to obtaining the necessary planning consent.

RATES

Rates to be re-assessed

EPC

EPC Rating **C67**

CONDITIONS

1. These particulars are subject to contract.
2. All figures are exclusive of VAT where applicable.
3. Viewing is by prior appointment through the sole agents:-

LARKMAN EDGCUMBE

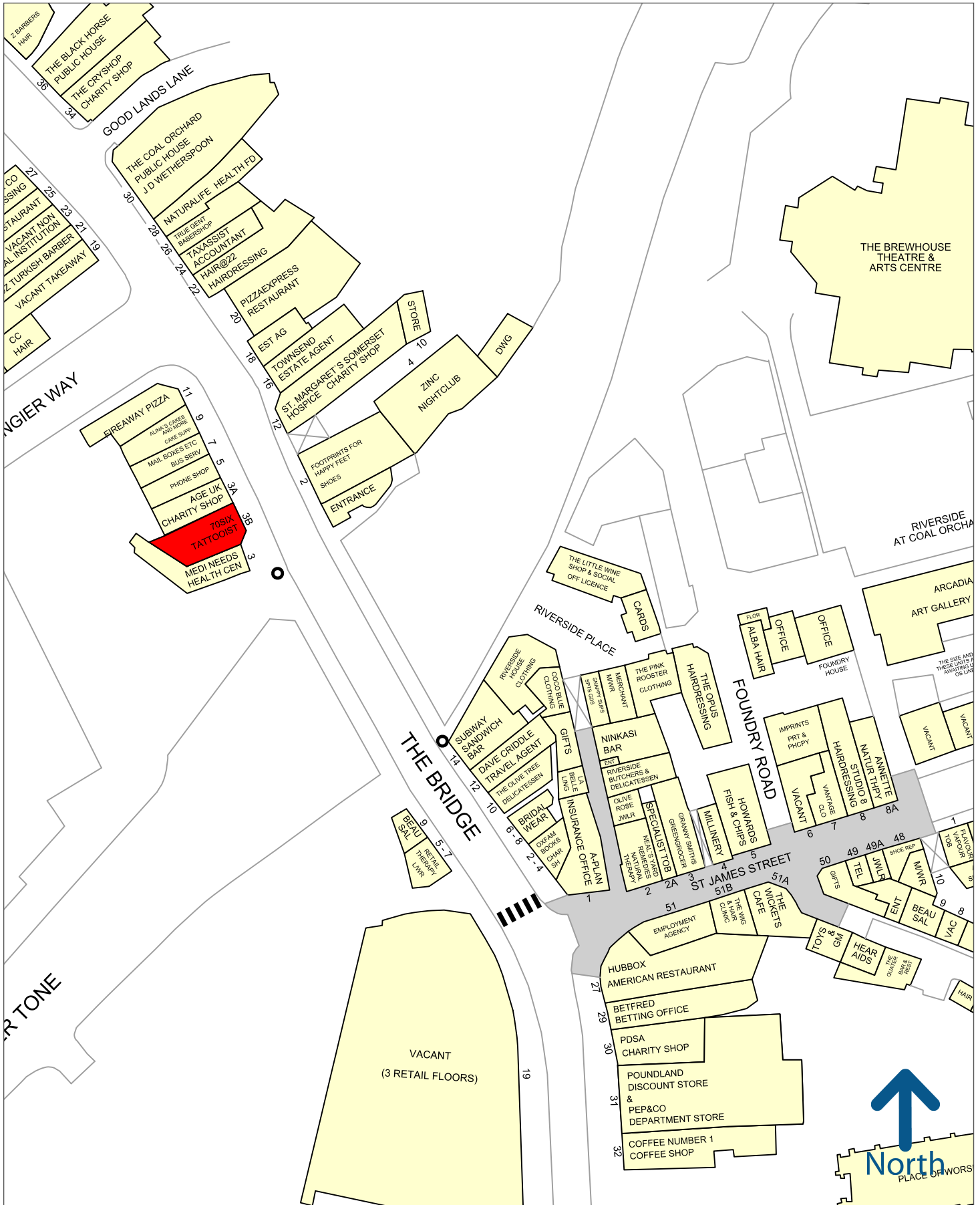
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(3bBridgeStDts)



50 metres

Experian Goad Plan Created: 03/01/2024
Created By: Larkman Edgcombe



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