

PRIME RETAIL UNIT AVAILABLE

- 100% Prime
- Rare Opportunity
- Large Space

Location

Taunton is the county town of Somerset and benefit from a mix of retail and leisure anchored by Hatchers, Debenhams and the Orchards Shopping Centre.

The subject premises occupy a prime position on North Street, adjoining Topshop, River Island and close to Next, Monsoon and Boots.

ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas:-

Frontage	10.97 m	36.00 ft
Ground Floor Sales	614 sq m	6,610 sq ft
Ground Floor Ancillary	162 sq m	1,740 sq ft
Basement Ancillary	88 sq m	952 sq ft
First Floor Sales/Anc	697 sq m	7,504 sq ft
Second Floor Ancillary	140 sq m	1,511 sq ft

This unit can potentially be subdivided

TENURE

The property is available by way of a new 15 year effectively full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

Rent

£150,000

exclusive of rates, service charge and VAT (if applicable).

Rates

Rates Payable: £81,430 per annum

(based upon Rateable Value: £170,000 and UBR: 47.9p)

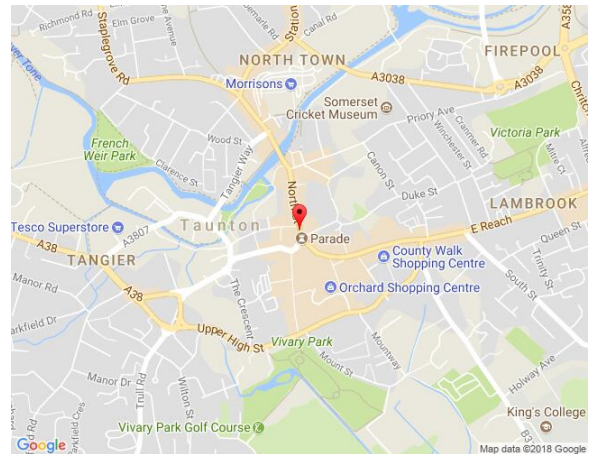
The provisional RV for 2017 is £151,000. Interested parties should verify these figures with Taunton Deane Local Authority

Service Charge

Available on Request

EPC

Available upon request.



Viewing & Further Information

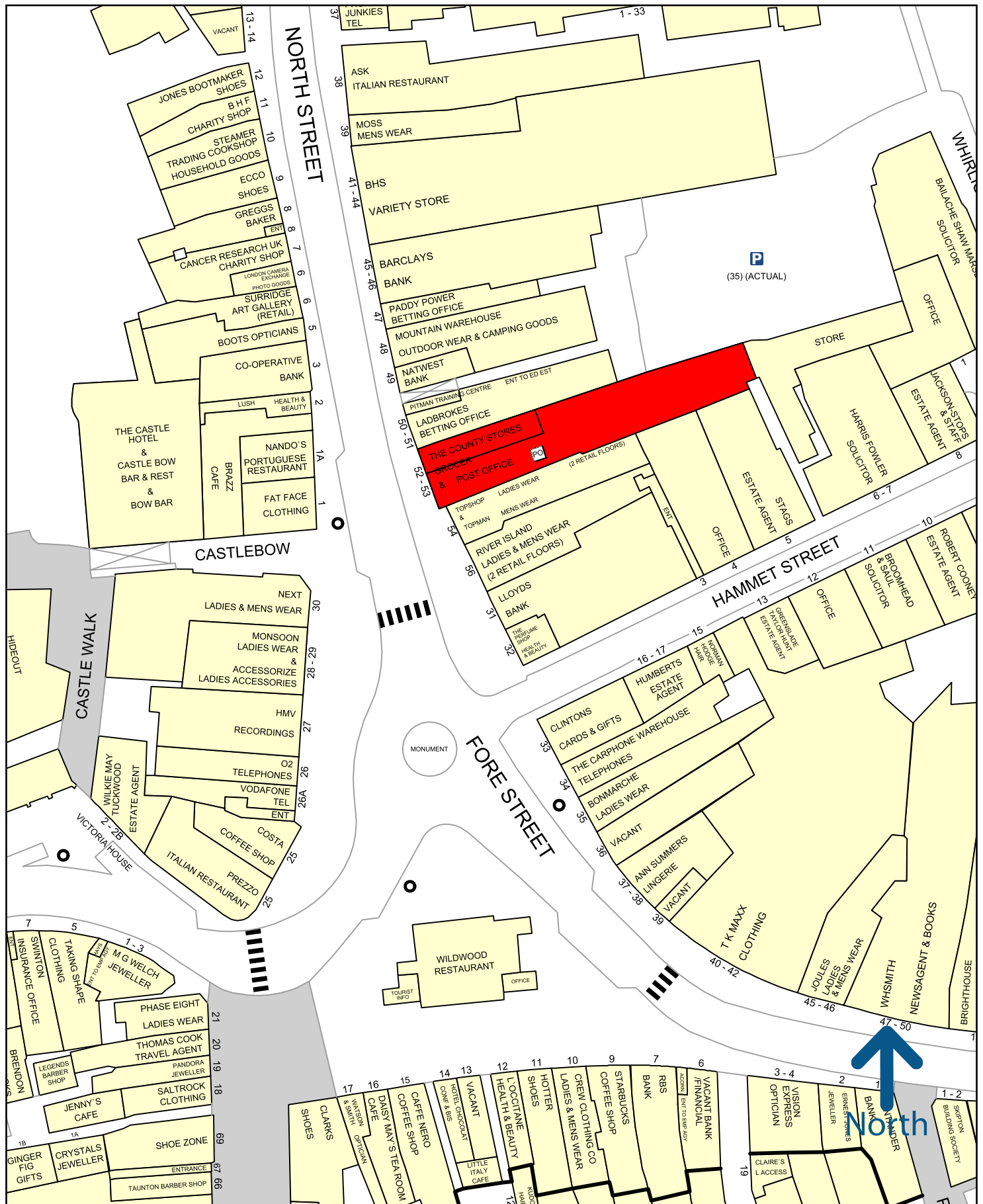
Viewing is strictly by appointment with:

Contacts

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50 metres

Experian Goad Plan Created: 21/11/2016
Created By: Jones Lang LaSalle Ltd