



Commercial Property Consultants

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LOCK UP RETAIL UNIT TO LET



**9 BRIDGE STREET
TAUNTON
TA1 1TG**

LOCATION & DESCRIPTION

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

ACCOMMODATION (All measurements are approximate)

Ground Floor sales	580 sq ft	(53.88 sq m)
Store/Office	58 sq ft	(5.39 sq m)
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 **£15,000** per annum exclusive.

PLANNING

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

RATES

Rateable Value (2023 Listing) £13,250

EPC

EPC Rating **B38**

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

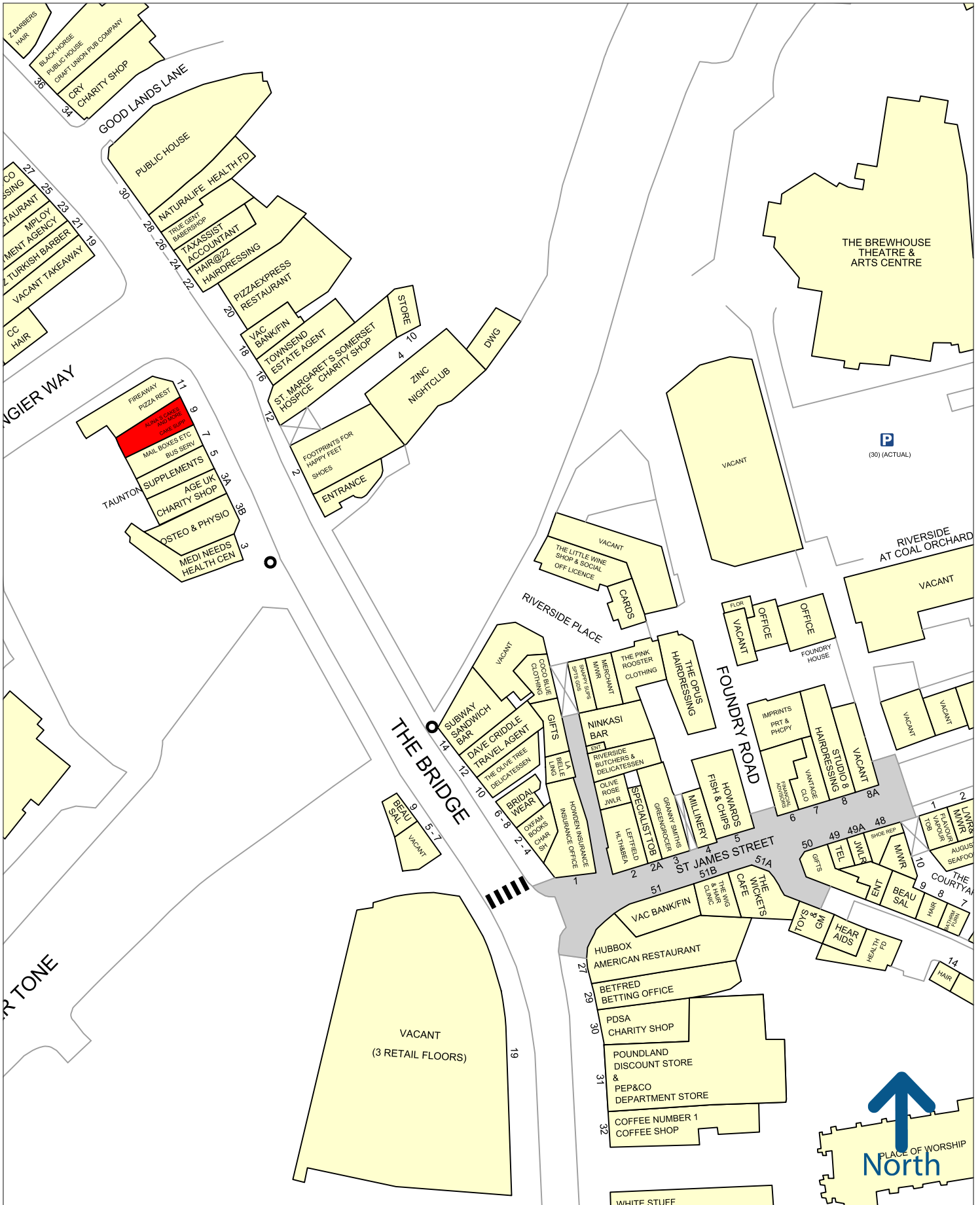
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(9BridgeStDts)



50 metres

Experian Goad Plan Created: 21/01/2025
Created By: Larkman Edgcombe