



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.

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

ACCOMMODATION (All measurements are approximate)

Ground Floor sales	580 sq ft	(53.88 sq m)
Store/Office	58 sq ft	(5.39 sq m)
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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.

<u>RATES</u>

Rateable Value (2023 Listing) £13,250

EPC

EPC Rating B38

CONDITIONS

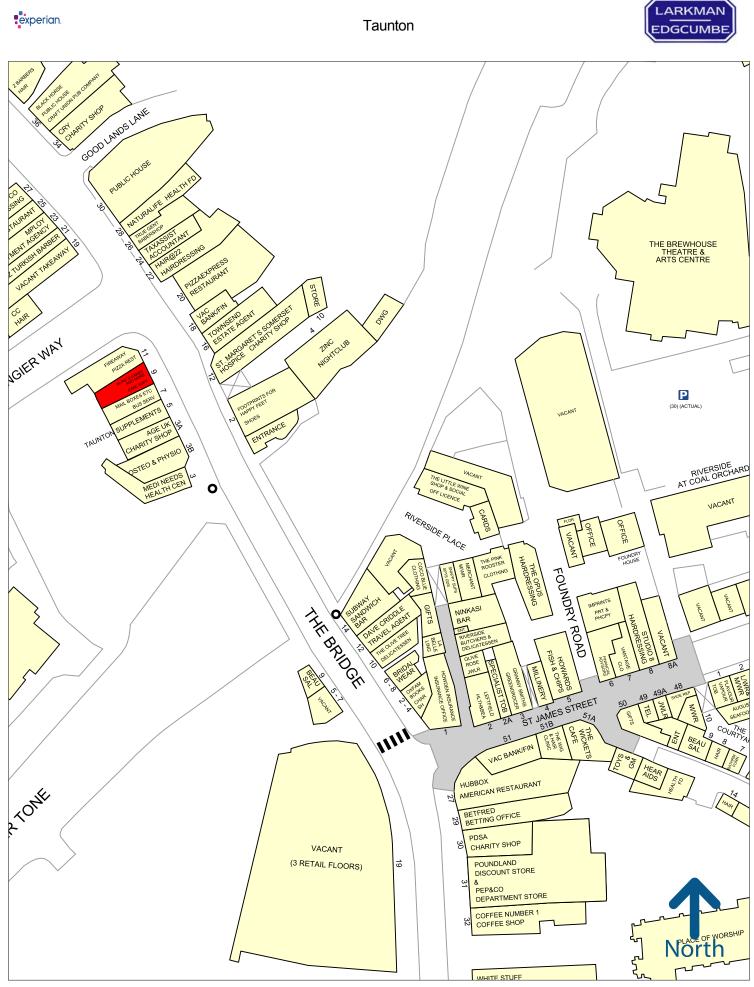
- 1. These particulars are subject to contract.
- 2. All figures are exclusive of VAT where applicable.
- 3. Viewing is by prior appointment through the sole agents:-

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(9BridgeStDts)



50 metres

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

Ordnance Survey

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