

SMALL LOCK-UP GROUND FLOOR RETAIL UNIT TO LET 2 HIGH STREET, TAUNTON, TA1 3PG PRIME RETAIL LOCATION



KEY POINTS

SUBLETTING OPPORTUNITY OR NEW LEASE MAY BE CONSIDERED SUBJECT TO COVENANT

EXCELLENT TRADING LOCATION ADJACENT TO NATIONAL OPERATORS

VERY SMALL RETAIL/KIOSK TYPE UNIT WITH LOW OVERHEADS

IDEAL OPPORTUNITY FOR SMALL BUSINESSES SEEKING RETAIL SPACE IN A PRIME TRADING LOCATION

HIGH LEVEL OF FOOTFALL (DURING NORMAL TRADING TIMES)

LOCATION

Taunton is the principal market town for Somerset with an affluent catchment of over 400,000 people.

The retail unit occupies a prime location on pedestrianised High Street and within close proximity to Fore Street, benefitting from a high level of footfall. The unit is located directly opposite Boots whilst other nearby brands include Boston Tea Party, The Body Shop & Iceland.

ACCOMMODATION

The subject retail unit provides the following approximate floor areas & dimensions: -

Ground Floor NIA: Approx. 12.82 sq.m / 138 sq.ft

TERMS

The premises are occupied via a 4-year full repairing and insuring lease subject to a service charge. The lease began on 23 July 2018 and is due to expire on 26 July 2022. Potentially, new lease terms may be able to be agreed with landlord, subject to covenant strength & lease terms.

PASSING RENT

£13,750 per annum exclusive of VAT, business rates, insurance and service charge.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Available upon request

SERVICE CHARGE

TBC

RATEABLE VALUE

£10,000 (April 2017)

UBR: 0.512 (2020/2021)

No rates payable until 1st April 2021 due to Government relief.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with sole agents:

DTR Surveyors 07986 960494 / 029 20 372599

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Ref: Feb 2021