



# TO LET

## 4 BATH PLACE, TAUNTON, SOMERSET, TA1 4ER

### GROUND FLOOR RETAIL SPACE OF 52.33 SQ M (563 SQ FT)

- **Grade II Listed three Storey retail premises.**
- **Laid out as retail on the ground floor with storage at first and second floors.**
- **Popular town centre location.**
- **Potential for the upper floors to be converted into residential accommodation, subject to consent.**

#### LOCATION

The premises is located within Bath Place adjoining the High Street which has a weekly farmers market and is situated in the main shopping area of the town centre with The Crescent public car park located to the rear.

Nearby occupiers include Boots, Tesco Express, Iceland and The Body Shop.

#### CONTACT

Carter Jonas LLP

Quad 4000, Blackbrook Business Park, Taunton, Somerset, TA1 2PX

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

**Stephen Richards**

Partner

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#### IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale



# 4 BATH PLACE TAUNTON, SOMERSET

## DESCRIPTION

Shop front: 4.05m  
 Width: 3.89m  
 Depth: 12.92m  
 Overall: 14.54m

The ground floor is laid out as retail space with display window facing onto Bath Place and a kitchen and WC facility to the rear.

The first floor accommodation comprises Room 1 of 3.75m x 2.46m with a window overlooking Bath Place and an open fireplace. Door into Room 2 of 2.53m x 2.52m with open fireplace.

At second floor, is Room 3 of 5.10m x 4.04m with window to rear and limited eaves height in part.

## ACCOMMODATION

All measurements approximate.

	Sqm	Sqft
<i>Ground floor</i>		
Retail area	52.33	563
Kitchen		
WC		
<i>First floor</i>		
Room 1	9.23	99
Room 2	6.38	69
<i>Second floor</i>		
Room 3	20.60	222

## BUSINESS RATES

According to the Valuation Office website, the Rateable value has been assessed as:

From 1st April 2026: £11,500

For verification purposes, interest parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk)

## EPC

Awaited

## TERMS & RENTAL

The premises is available to let by way of a new internal repairing lease on terms to be agreed at a quoting rent of £12,000 per annum.

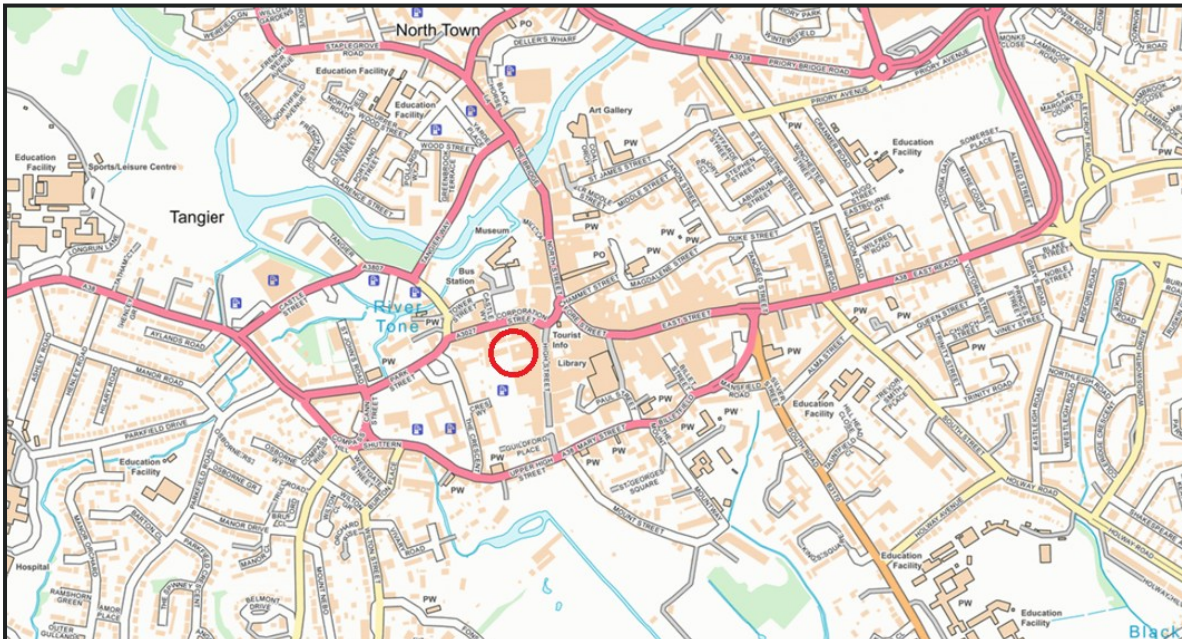
## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VIEWINGS

Strictly via the sole agents:

Stephen Richards  
 T: 01823 428 590 M: 07968 216 596  
 E: [Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk)



**SUBJECT TO CONTRACT**

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**Carter  
Jonas**