

GROUND FLOOR RETAIL UNIT TO LET



49 STATION ROAD, TAUNTON TA1 1NZ

Prominent ground floor retail unit located within central Taunton, less than half a mile from Taunton train station

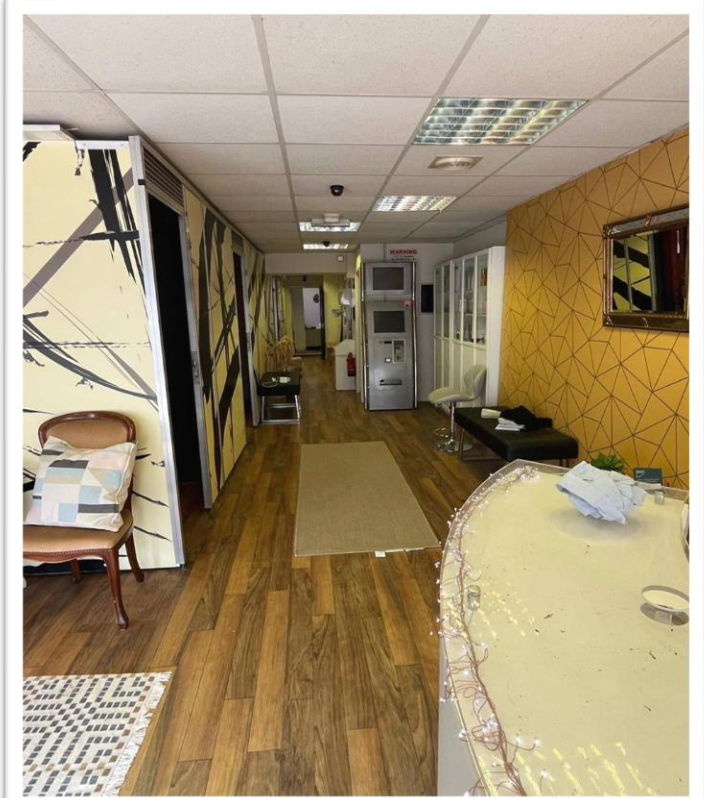
Located within close proximity to Priory Fields Retail Park, less than 1 mile away from the subject property

The unit benefits from a recently refurbished rear studio space with a year yard and separate access

The unit would suit a variety of typical High Street retail uses – subject to planning

Parking nearby is available

Morrisons Supermarket is located within very close proximity



LOCATION

The property is located in a prominent position on Station Road, within easy walking distance to the town centre and train station. Surrounding the property is a good mix of multiple retailers, local businesses, and service providers, creating a strong level of daily footfall, including passing traffic with Morrisons Supermarket located just around the corner. The unit benefits from good roadside visibility to both pedestrian and vehicle traffic.

DESCRIPTION

Ground floor retail unit, which has most recently been occupied by a tanning/beauty business occupier. The unit layout offers flexibility for retailers and business occupiers and may suit service providers or businesses seeking a high street showroom.

To the rear, the unit benefits from a separate studio/storage area with access to a private staff yard.

The following areas are to provide an approximate guide only and not to be relied upon – these areas have been provided to us, and we have not measured the property, so all parties are encouraged to verify the areas on site.

Total Net Internal Area	165 m²	1,775 sq ft
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VAT

It is understood that VAT is not applicable

PLANNING

The property was granted planning permission for tanning/sunbed use in August 2006.

All interested parties should make their own enquiries regarding their required planning use.

NEW LEASE TERMS

New long-term lease – to be agreed between both parties.

QUOTING RENTAL

£16,500 per annum exclusive

EPC

Rate C - Valid until 3 October 2035

RATEABLE VALUE

£11,750 (April 2023)

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction. The ingoing tenant may be required to contribute towards the landlord's legal costs involved with preparing a new Lease - to be discussed during negotiations.

VIEWING & FURTHER INFORMATION

All viewings strictly via pre-arranged viewing appointment only



Please contact sole marketing agent:-

DTR Surveyors: -

Contact: David Rowlands

Email:
info@dtrsurveyors.com

Tel: 02920 372 599



Misrepresentation Act.

DTR Surveyors, 19B Boverton Road, Llantwit Major, CF61 1XZ.

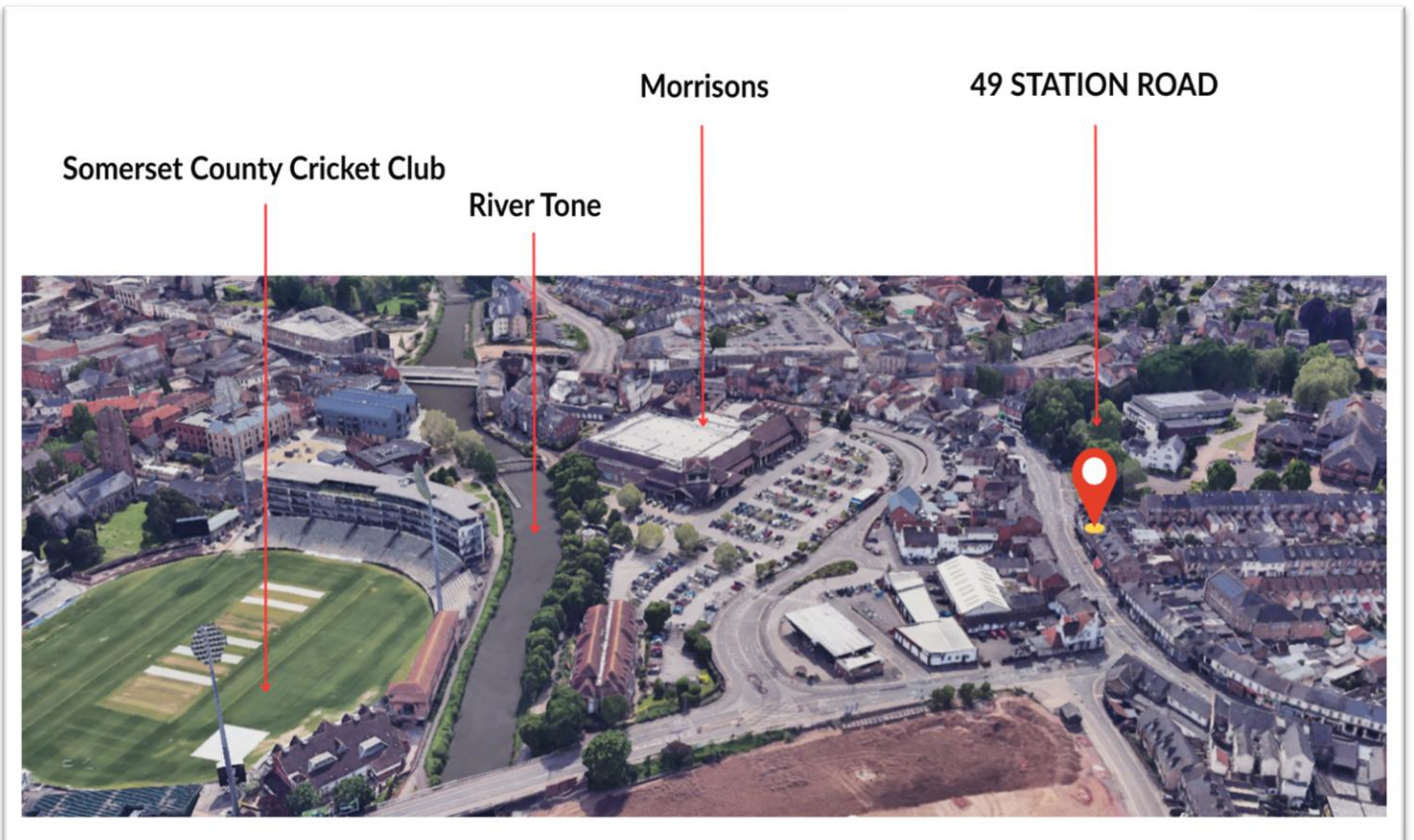
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 029 20372 599

 info@dtrsurveyors.com

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