

TAUNTON

61 EAST STREET, TA1 3LX

PRIME SHOP TO LET – SUBJECT TO VACANT POSSESSION



LOCATION

The county town for Somerset, the historic market town of Taunton experienced higher than average population growth up to the 2021 census, with the Somerset West and Taunton population size increasing by 8.7% (versus 6.6% nationally) from 2011, to 157,400 in 2021.

The double fronted shop unit benefits from strong footfall along the prime section of East Street. Surrounding occupiers include **Marks & Spencer, JD Sports, KFC, McDonalds, Sports Direct, Lakeland, Holland & Barrett** and **Primark**.

ACCOMMODATION

The property provides the following approximate areas:

Ground Floor Sales:	167.66 sq m	1,804 sq ft
First Floor Ancillary:	157.62 sq m	1,696 sq ft

LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

RENTAL

£57,500 per annum exclusive of Rates, VAT and all other outgoings.

BUSINESS RATES

Because the property is to be split, a new Rateable Value will be assessed.

EPC

Because the property is to be split, a new report will be commissioned.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

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Plotted Scale - 1:800