



Location

Taunton is the principal market town for Somerset with an affluent catchment of over 400,000 people; the town centre is thriving with limited competition from out-of-town retailing. The Orchard Shopping Centre is in the heart of Taunton and comprises 140,000 sq ft of retail and leisure space with a 600-space dedicated multi-storey car park.

The unit occupies a prominent corner position on a busy pitch within the centre of the mall. Nearby retailers include HMV, New Look, Trespass, The Fragrance Shop and Card Factory.

Accommodation

Ground Floor	1,838 sq ft	170.82 sq m
Basement Ancillary	2,128 sq ft	197.77 sq m
Total	3,966 sq ft	368.59 sq m

Lease Term

The premises are available by way of a new effectively FRI lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent

£52,500 per annum exclusive

Contact

Estée Coulthard-Boardman
+44 (0)7442 857 172
estee@klm-re.com

Will Thomas
+44 (0)7795 691 490
wthomas@klm-re.com

Rates

Rateable Value	£37,500
UBR	0.499 (2023/24)

Government rates relief may apply to this property - interested parties are advised to make their own enquiries with the Local Planning Authority to confirm their exact liabilities and any transitional relief.

Costs

Each party is to be responsible for its own legal costs incurred in this transaction.

Energy Performance Certificate

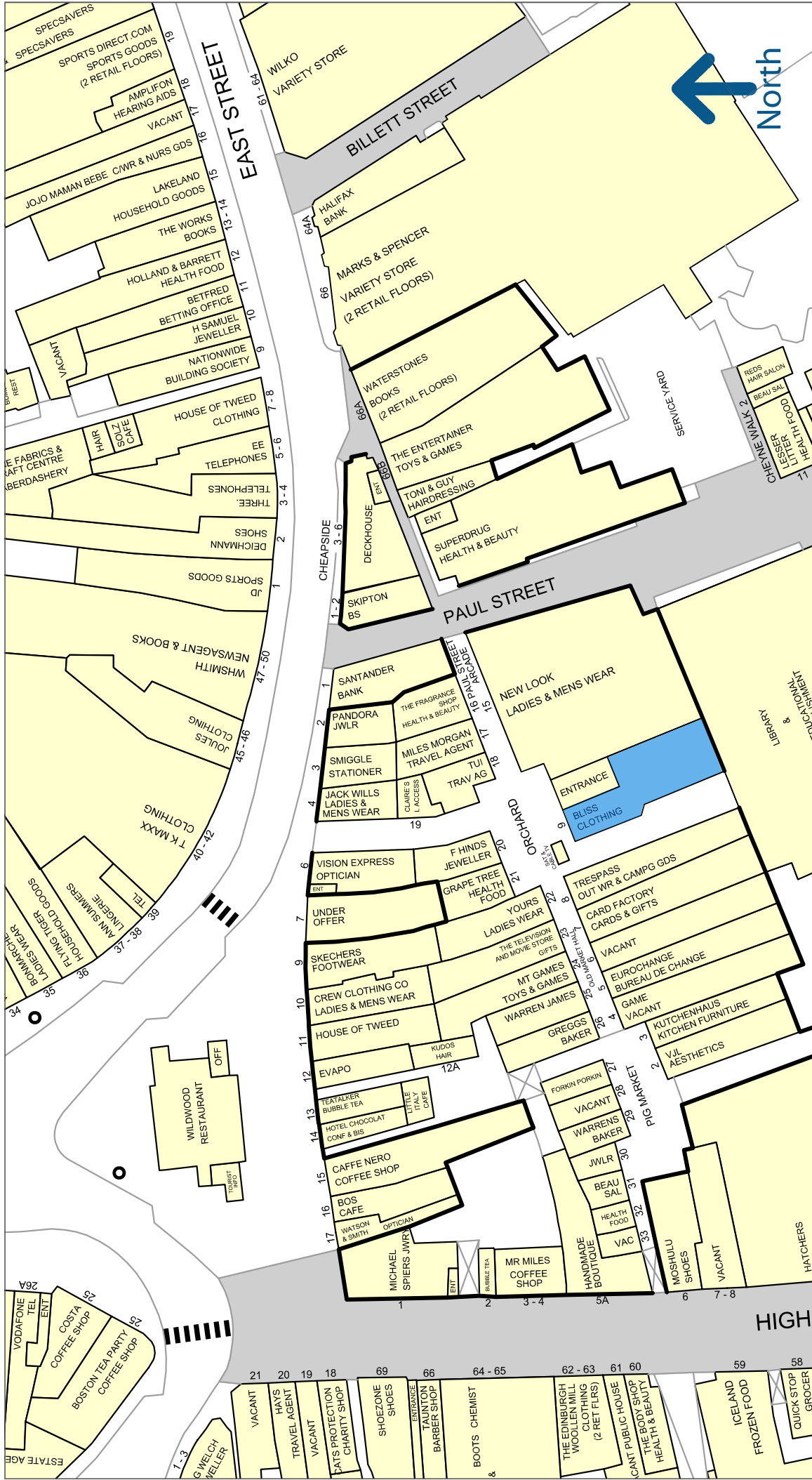
TBC

Service Charge

£35,807.84 pa (2023/24)

Viewing

Strictly by prior appointment.



Experian Goad Plan Created: 18/01/2024
 Created By: Kitchen LaFrenais Morgan
 For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com

50 metres
 Copyright and confidentiality Experian, 2023. © Crown copyright and database rights
 2023. OS 100019885

