

27 Canon Street | Taunton | TA1 1SW

TO LET/FOR SALE

Business Premises of 1,343 sq ft / 125 sq ms
With Parking and Alternative Use Potential



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LOCATION

Taunton is the principal commercial, administrative and retail centre for Somerset and is one of the fastest growing locations in the south west. Communications are excellent with Junction 25 of the M5 only 1.50 miles east of the town centre giving direct access to Bristol 47 miles to the north and Exeter 37 miles south. The town's railway station provides direct access to London Paddington, Bristol, Birmingham and Exeter. Both Bristol and Exeter airports are located within an hour's drive.

27 Canon Street occupies a prominent and central location within a mixed commercial and residential area close to Somerset County Cricket Ground. The 306 space Canon Street car park lies directly opposite.

DESCRIPTION

The property comprises an attractive traditionally built three-storey building fronting Canon Street and a separate single-storey timber framed building to the rear. There is a gated and tarmaced yard area accessed from Stephen Way to the rear which provides space for 5 cars.

Internally the property benefits from:

- Gas fired central heating
- Carpet to all work areas
- Good natural light to all work areas
- Wooden double-glazed window units to the majority of the space
- Kitchen areas for each building
- 3 separate WC's
- Security alarms for each building

ACCOMMODATION (NET INTERNAL AREAS)

Three storey building:

Ground	32.68 sq ms	/	352 sq ft
First	18.63 sq ms	/	200 sq ft
Second	22.96 sq ms	/	247 sq ft

Single storey building:

Ground	50.59 sq ms	/	544 sq ft
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Total **124.86 sq ms** / **1343 sq ft**

USE

The whole property lies within the 'E' Use Class.

SERVICES

Mains electricity, gas, water, sewerage and drainage.
Fibre optic broadband.

BUSINESS RATES

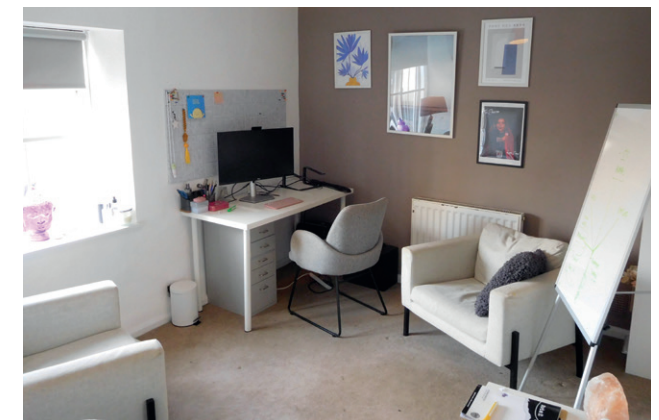
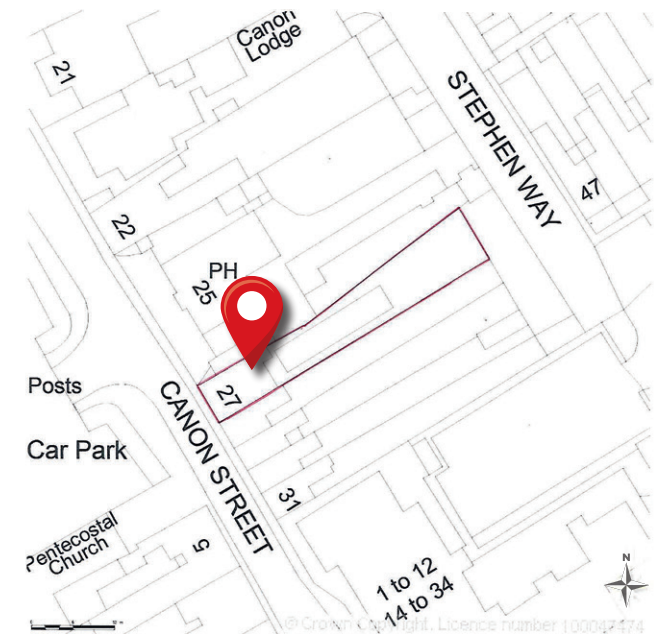
The current Rateable Value is £10,750.
Various rate reliefs are available and interested parties are advised to make their own enquiries with Somerset Council

ENERGY PERFORMANCE CERTIFICATES (EPC)

Front building - E110
Single storey (Pavilion) building - B42
Copies of the EPC Certificates are available upon request.

DISPOSAL

The whole property is offered by way of a new full repairing and insuring lease for a term of years to be agreed with rent reviews.
Alternatively a sale of the freehold will be actively considered.



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RENT

£14,500 per year exclusive.

FREEHOLD PRICE

Offers in the region of **£250,000** with vacant possession.

VAT

The property has not been elected for VAT and VAT will not be chargeable on rent or sale.

LEGAL COSTS

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

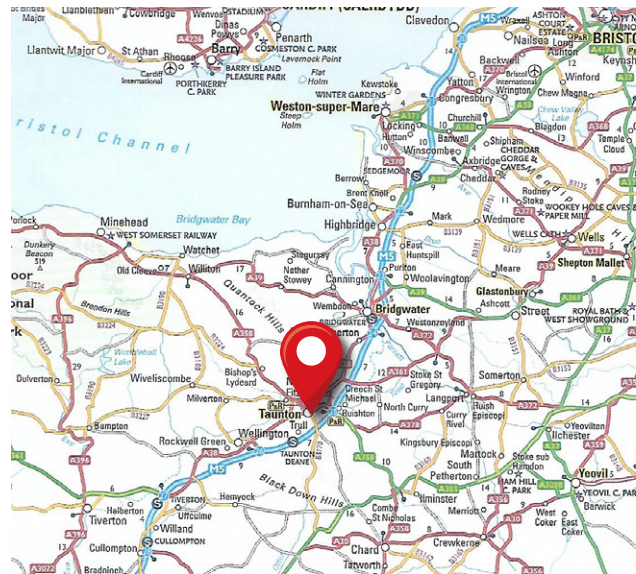
ANTI-MONEY LAUNDERING PROVISIONS (AML)

A successful Freehold bidder will be required to satisfy the AML requirements.

VIEWING

Only by appointment with the agents.

SUBJECT TO CONTRACT



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