



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 is located in the attractive uncovered part of the centre close to Greggs, Warrens Bakery and KitchenHaus.

Accommodation

Ground Floor Area	633 sq ft	58.83 sq m
Total	633 sq ft	58.83 sq m

Lease Term

The premises are available by way of a new effective FRI lease for a term to be agreed.

Rent

£20,000 per annum exclusive

Rates

Rateable Value	£14,750
Rates Payable	£7,360.25 per annum
UBR	0.499 (2023/2024)

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Service Charge

£7,332.98 per annum.

Energy Performance Certificate

E105.

Costs

Each party is responsible for their own legal and professional costs incurred in this transaction.

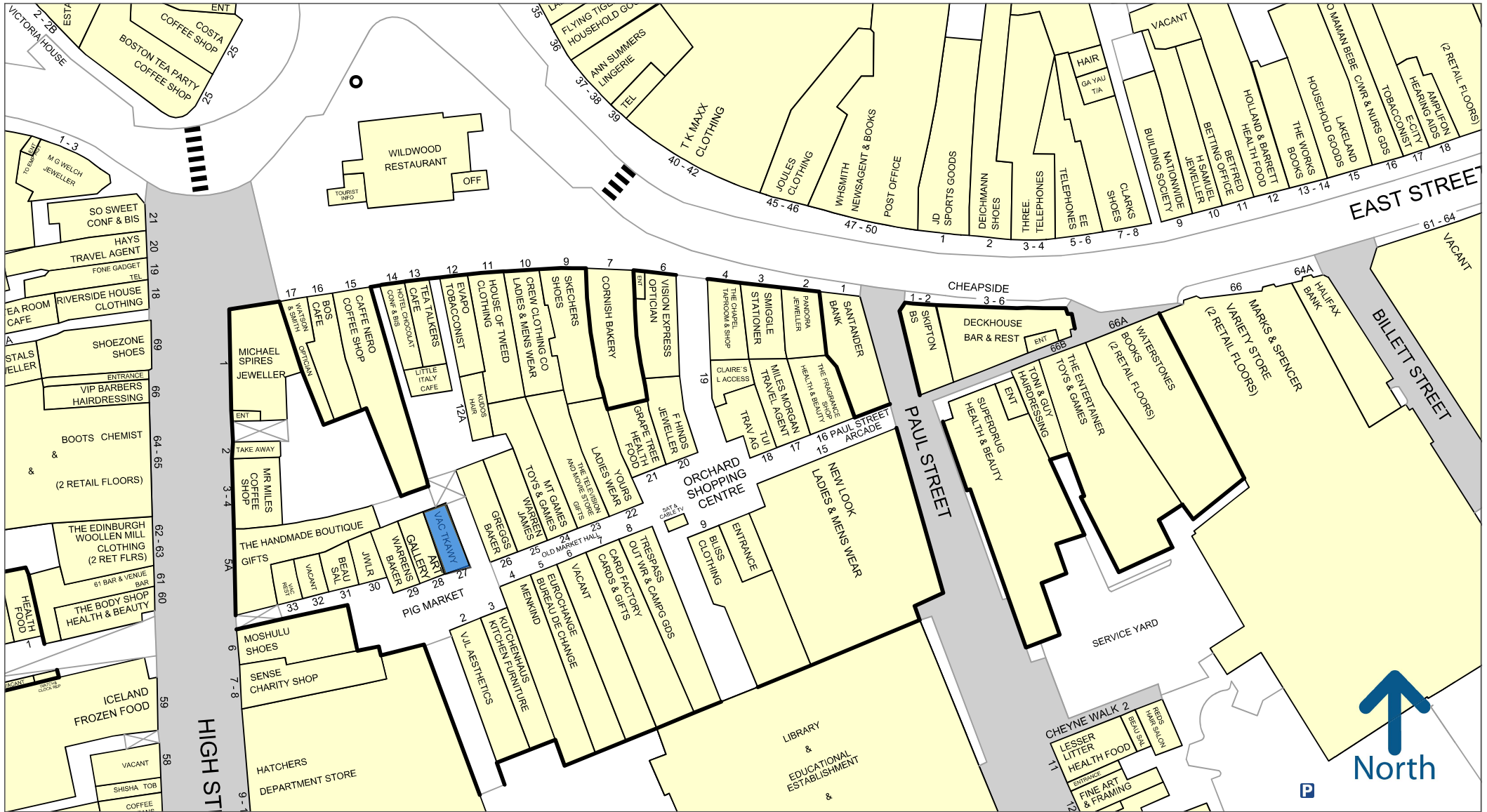
Viewing

Strictly by prior arrangement with agents.

Contact

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50 metres

Experian Goad Plan Created: 24/01/2025

Created By: Kitchen LaFrenais Morgan

For more information on our products and services:

www.experian.co.uk/business-products/goad | salesG@uk.experian.com