



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	569 sq ft	52.88 sq m
Total	569 sq ft	52.88 sq m

Lease Term

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

Rent

£20,000 per annum exclusive

Rates

Rateable Value	£14,250
Rates Payable £14,250	£7,110.75 per annum
UBR	0.499 (2023/2024)

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 to bear their own legal costs incurred in the transaction.

Energy Performance Certificate

E105

Lease Term

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

Service Charge

£3,221.57 per annum (2023/2024)

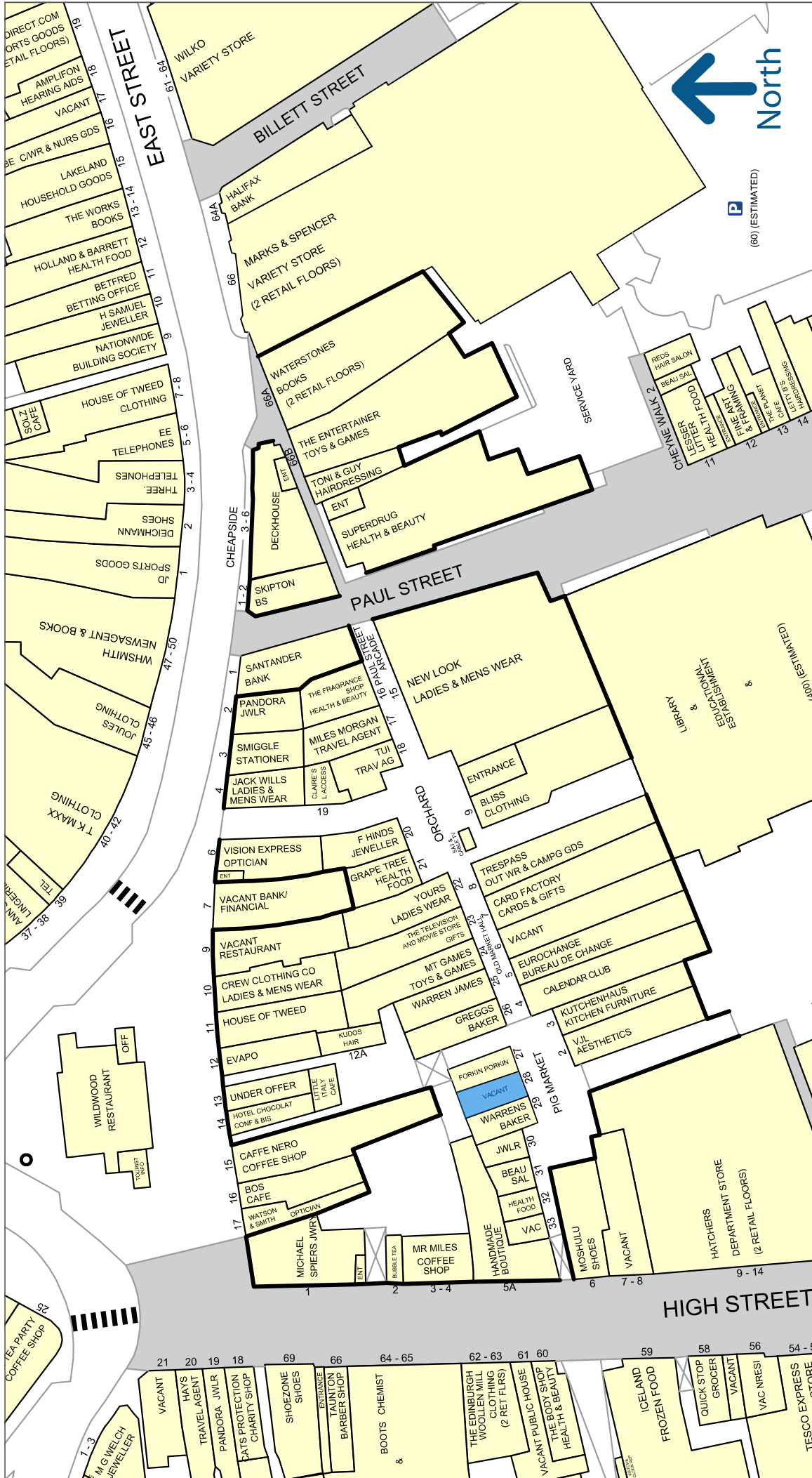
Viewing

Viewings are to be arranged in advance via agents KLM Real Estate.

Contact

Estée Coulthard-Boardman

Will Thomas



Experian Goad Plan Created: 12/09/2023
Created By: Kitchen LaFrenais Morgan
For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

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