

To Let

£38,000 pax

37-38 Fore Street, Taunton, Somerset, TA1 1HR

3,579 Sq Ft
(332.5 Sq M)



Summary

- Prime retail unit to let
- Ground Floor Sales: 1,658 sq ft (154 sq m) plus storage
- Other occupiers including TK Maxx, Flying Tiger, Pandora and Bonmarch are located in close proximity
- High footfall location
- Highly prominent position with glazed frontage
- Located opposite Orchard Shopping Centre
- Immediately available

Location:

Taunton is the county town of Somerset with a population of circa 64,621. The town is well renowned for its cultural heritage whilst be located close to the M5 motorway which has helped established itself as a commercial hub between Bristol and Exeter in the Southwest.

The town is also home to Somerset Council the administrative centre of the county and also Somerset Cricket club located close to the town centre, which

attracts visitors to the town. Taunton has a vibrant leisure scene with numerous quality eateries located throughout the town centre. The property itself is located in a highly prominent prime position with retailers TK Maxx, Flying Tiger, Pandora, Bonmarch and Orchard Shopping Centre in close proximity. The location benefits from high footfall all year round.

The town is well connected to Exeter, Bristol and London via Taunton Railway Station and there are also numerous bus routes with a bus stop conveniently positioned right opposite the property.

Description:

The property consists of a prominent retail premises arranged over three storeys with retail sales on the ground floor and ancillary accommodation on the first and second levels.

The ground floor benefits from a wide frontage measuring approx. 7.95 m with an open plan layout and customer changing rooms to the rear. The upper floors are self contained and consist of further storage, office accommodation and staff welfare facilities.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

| | sq m | sq ft |
|-------------------|-------|-------|
| GF Sales | 154 | 1,658 |
| FF Storage | 93.02 | 1,001 |
| SF Storage | 85.51 | 920 |
| Total | 332.5 | 3,579 |

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

B (39)

Planning:

The amended use classes would mean this property could be used for E class uses which includes retail, cafe/restaurants. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £60,500 therefore making the approximate Rates Payable £33,577.50 per annum for 2025/26.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Leasehold with terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents



CONTACT THE AGENT

Zach Maiden

Tel: **07770 442592**

Email: zmaiden@vickeryholman.com

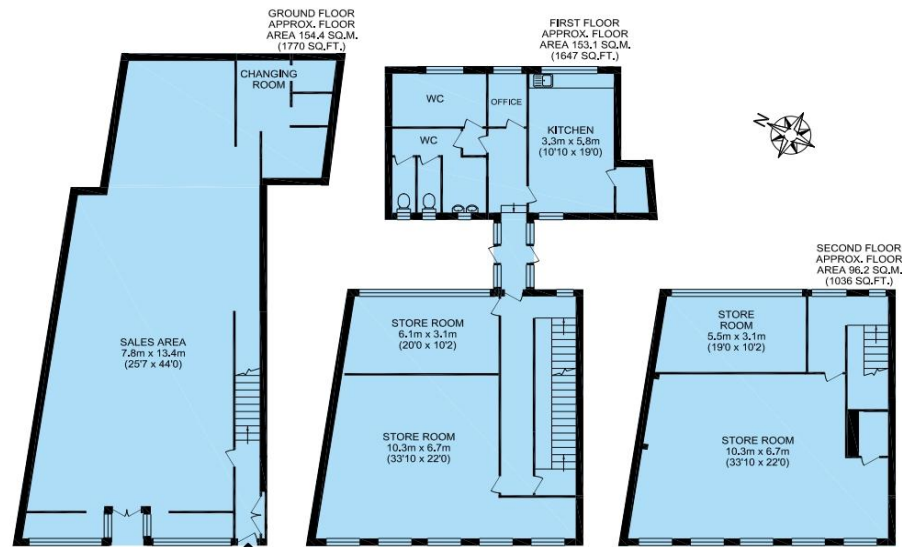
Charles Harris

Tel: **07809 199583**

Email: charris@vickeryholman.com

Exeter Office

Balliol House, Southernhay Gardens,
Exeter, Devon, EX1 1NP



37/38 Fore Street, Taunton, Somerset, TA1 1HR
For identification only - Not to scale.

