



**To Let**

**£30,000 pax**

62-63 High Street, Taunton, Somerset TA1 3PT

1,690 Sq Ft  
(156.98 Sq M)

## Summary

- Prime retail unit to let
- Ground floor sales approx 1,690 sq ft (156.98 sq m)
- Other occupiers including Boots, The Body Shop, Iceland, Hatchers and Michael Spiers are located in close proximity
- Located on pedestrian High Street
- Good footfall location
- Prominent position with glazed frontage
- Located near the 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 prominent prime position on the High Street with retailers Boots, The Body Shop, Iceland & Hatchers (an independent department store), Michael Spiers and Orchard Shopping Centre in close proximity. The location benefits from good 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 running nearby with public car parking within a few minutes walk.

### Description:

The property consists of a prominent retail premises with ground floor retail sales area.

The outlet benefits from a wide frontage measuring approx 6.88 m with open plan layout and customer changing rooms to the side plus delivery access to the rear of the building.

### 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
<b>Total</b>	156.98	1,690

### Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

### 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 (31)

### Planning:

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

### Business rates:

The business rates will need to be re-assessed and interested parties are advised to contact the valuation office for further information.

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

### Terms:

The property is available by way of a new effective full repairing and insuring lease. 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

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### Exeter Office

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GROUND FLOOR  
APPROX. FLOOR  
AREA



62-63 High Street, Taunton, Somerset, TA1 3PT

For identification only - Not to scale.