



Class E Premises

Second Floor, 1 High Street, Taunton

## Second Floor, 1 High Street, Taunton, TA1 3PG

- Class E second floor premises
- Centrally located building in prime retail area.
- Available as a whole or in two suites with communal facilities.

Whole—£15,000pa  
Front Suite—£9,500pa  
Rear Suite—£6,750pa

### Location

The property is located on the east side of the pedestrianised High Street within Taunton's town centre. Two large public car parks are within a short walk along with many shopping and leisure facilities.

Taunton, Somerset's county town, principle retailing and administrative centre, has a residential population of 60,500 and a retail catchment population of circa 331,000 within a 30 minute drive time.

### Description

A prominent building spread over 3 floors with a private car park located to the rear (parking maybe available subject to availability at the time of application and via a separate licence arrangement).

The second floor is currently laid out as offices with access up several flights of stairs. The offices could be let as a whole or sub-divided, if required. The offices benefit from intercom entry, suspended ceilings with inset cat2 lighting, carpeted floors with network boxes and are centrally heated.



### Floor Areas

Having measured, we have obtained the following net internal areas:-

Front Suite	110.18 sq m	1,186 sq ft
Rear Suite	77.95 sq m	839 sq ft
<b>Total</b>	<b>188.13 sq m</b>	<b>2,025 sq ft</b>

### EPC

The suites have an asset rating of E(103).

### Rateable Value

Having checked the valuation office's website, we understand the suites have the following rateable values:

Front Suite—£6,700

Rear Suite—£5,600

Relief is available to some occupiers where the rateable value is less than £15,000. Some occupiers will be eligible for 100% relief if classed as a small business.

### Tenure

The suites are available via an effective FRI by way of a service charge at the following rents:

Whole Floor—£15,000 per annum

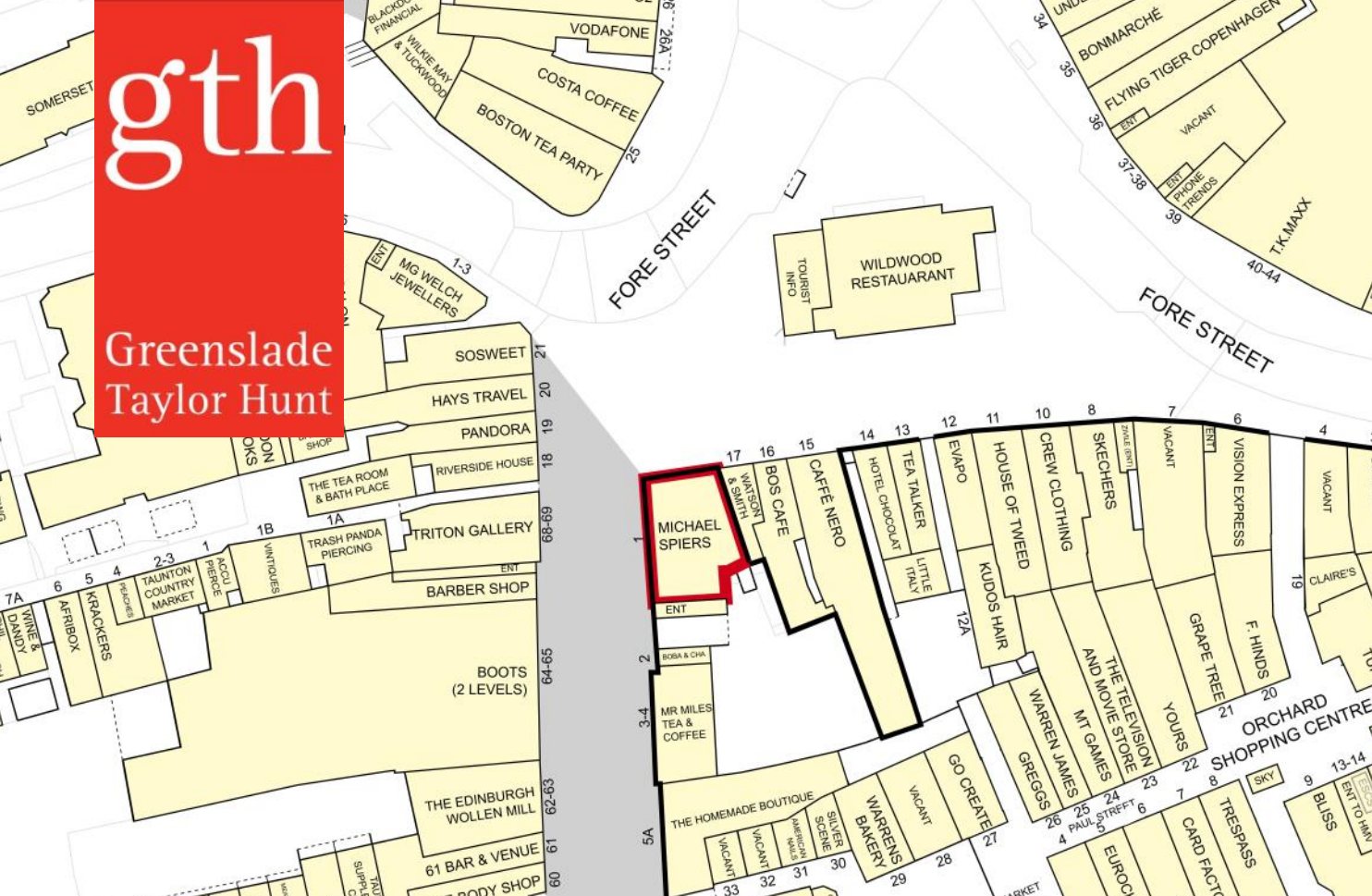
Front Suite—£9,500 per annum

Rear Suite—£6,750 per annum

\*A service charge will be applicable for each suite.  
Further details available upon request.\*

The logo for Greenslade Taylor Hunt (gth) is displayed in white lowercase letters on a red rectangular background.

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### VAT

We are advised the property is registered for VAT, therefore VAT will be payable on the rent and service charge.

### References/Rental Deposits

Financial, accountancy and other references may be sought from any prospective tenant prior to agreement.

Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

### Viewing

Strictly by appointment with Greenslade Taylor Hunt.

Joseph Hughes / Zack Dennington

9 Hammet Street

Taunton

Somerset

TA1 1RZ

Email: [commercial.taunton@gth.net](mailto:commercial.taunton@gth.net)

Tel: 01823 334455

### Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

