

gth



58A High Street, Street, Somerset

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58A High Street, Street, Somerset, BA16 0EQ

- Attractive retail premises located in Street
- 588 sq ft sales area
- Available on a new lease
- Glazed frontage

£15,000 Per Annum

Location

Street has a population of circa 11,000 and is home to Clarks Village which attracts over 4 million visitors each year. The subject property is located in a strong position on the busy High Street. Nearby occupiers include 'Fourseasons', 'JD Wetherspoon' and 'Greggs'.

Description

A self-contained retail unit situated on the main thoroughfare of Street. The main sales, upper sales and rear office are open plan. The kitchen, WC and store are located at the rear of the property. The main sales area is fitted with an air-conditioning unit which also provides heating.

Services

The property benefits mains water, drainage and electricity.

Tenure

Available on a new effective full repairing and insuring lease for a term by arrangement.

VAT

The property is not elected for VAT.



Accommodation (Approximate N.I.A)

Sales	406 sq ft	37.71 sq m
Upper Sales	182 sq ft	16.90 sq m
Rear Office	140 sq ft	13.00 sq m
Kitchen	56 sq ft	5.20 sq m
Store	58 sq ft	5.38 sq m
Total	842 sq ft	78.19 sq m

Rateable Value

The valuation office records a Rateable Value of £10,000.

Rent

£15,000 per annum.

Legal Costs

Each party to bear their own legal costs.

EPC

Ordered.

Viewing

Strictly by appointment with Greenslade Taylor Hunt.

Robert Clark / Zack Dennington

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