



Ground Floor Retail Unit

TO LET



8 Station Road, Taunton, Somerset, TA1 1NH.

- Ground floor retail premises.
- Use Class E.
- Close to Town centre and Train Station.
- Total Accommodation: 570 sq ft / 52.95 sq m.
- New Lease: **£8,500** per annum / **£708** per month.

Contact: Tony Mc Donnell

07771 182608

tony@cluff.co.uk



LOCATION

This property is prominently situated along Station Road close to Taunton's' town centre and Train Station. Morrisons supermarket and car park lies to the rear, with numerous local business occupiers along Station Road and leading east into the town centre. Wood Street car park is also nearby.

DESCRIPTION

Ground floor comprises a retail area, with a rear store room and a WC facility. Traditional shop frontage with central entrance.

ACCOMMODATION – approximate measurements:

Ground Floor:	Sq ft	Sq m
Retail area	455	42.25
Rear store/WC	115	10.70
Total	570	52.95

ENERGY PERFORMANCE CERTIFICATE

C74.

BUSINESS RATES

Business rateable value of £8,400 per annum. Interested parties should make their own enquiries with the local authority to ascertain the rates payable.

RENT

£8,500 per annum / **£708** per month. Three months rent deposit will be required.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

VAT

Payable, if applicable.

CONTACT

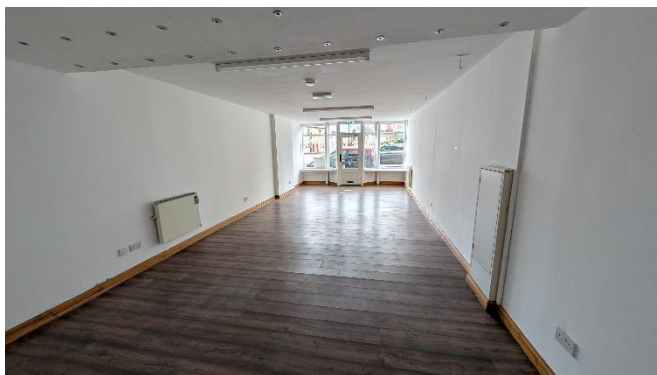
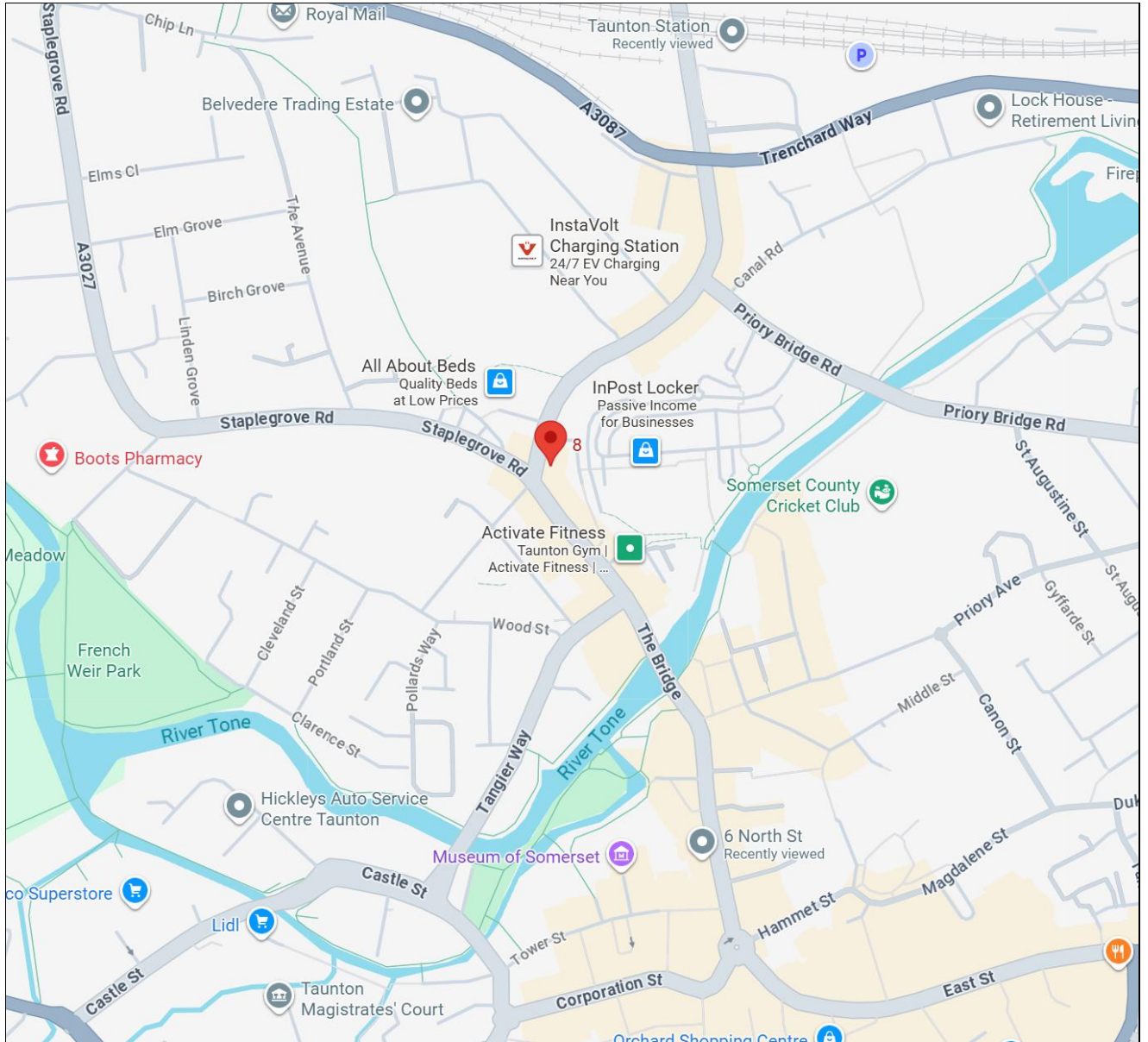
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These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

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