



Shop TO LET

52/53 North Street, Taunton, Somerset, TA1 1ND

- Prime town centre retail pitch.
- Nearby retailers include Topshop, River Island, Next, Monsoon and Fat Face.
- Character building with first floor sales and restaurant.
- Ground floor sales 7,458 sq ft; first floor sales & restaurant 5,640 sq ft; ancillary 5,069 sq ft.
- Loading access and public car park to the rear.

New lease available at £95,000 per annum

Location

The premises' occupy a prominent position within Taunton's town centre in an excellent trading location within the immediate vicinity of a number of retail and restaurant occupiers, benefitting from the town's highest levels of footfall.

Description

This sizeable property, currently trading as County Stores, a privately owned family business operating as a food and gift retailer, off licence and restaurant, is arranged over basement, ground, first and second floors.

In addition to the principle ground and first floor retail sales and restaurant areas, there is a cafe/restaurant in the basement and ancillary offices, kitchens, staff areas, general stores and loading bays. The property benefits from rear access via the Whirligig Lane private car park.

The premises' extends further to the east, providing additional ground and first floor storage accommodation. This is similarly accessible from Whirligig Lane public car park and also via Hammet Street to the south. It is being marketed separately.

Accommodation

Frontage	10.97 m	36 ft
<i>Ground Floor</i>		
Sales	693 sq m	7,458 sq ft
<i>First Floor</i>		
Sales, Restaurant & Kitchen	696 sq m	7,491 sq ft
<i>Second Floor</i>		
Offices & Staff	189 sq m	2,034 sq ft
<i>Basement</i>		
Cafe & Kitchen	<u>110 sq m</u>	<u>1,184 sq ft</u>
Total	1,688 sq m	18,167 sq ft

The premises can be sub-divided should less ground and first floor accommodation be required. Alternatively, further accommodation is available totalling 3,379 sq ft.

Business Rates

The valuation office website shows the rateable value applied to the premises to be £151,000 per annum.

Energy Performance Certificate

The property has an Asset Rating of D(83). A full copy of the EPC is available upon request.

Terms

The premises are available via a new full repairing and insuring lease for a term by arrangement at £95,000 pax.

Viewing

Strictly by appointment with sole agents:-

Duncan Brown and Joseph Hughes

Greenslade Taylor Hunt

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