

PRIME CLASS E OPPORTUNITY TAUNTON 34 FORE STREET



Description

The property is located in a prominent position in the prime section of Fore Street. The premises are adjacent to **Bonmarche**. Other nearby occupiers include **TK Maxx, JD Sports, Flying Tiger, Ann Summers, Lloyds, River Island, and Wildwood**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and first floors providing the following approximate areas:

Ground Floor Sales	1,860 sq. ft.	(172.8 sq. m)
Ground Floor Ancillary	366 sq. ft.	(34 sq. m)
First Floor Ancillary	520 sq. ft.	(48.31 sq. m)

Lease

The premises are available on a full repairing and insuring lease for a term of years to be agreed.

Planning

Under consent 38/23/0275, planning consent has been granted for a joint restaurant under Class E(b) with 26 covers and hot food takeaway (Sui Generis) with plant at roof level.

Rent

£50,000

per annum exclusive.

Subject to Contract

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£50,000
UBR (23/24)	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D 83. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly via appointment through joint agents, **Green & Partners**, contacting:

Ben Sykes **07572 075103**
ben.sykes@greenpartners.co.uk

Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

Or, **Greenslade Taylor Hunt**, contacting:

Duncan Brown **01823 334455**
duncan.brown@gth.net




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