



TO LET

Prominent Retail Unit

871 sq.ft

(80.91 sq.m)

3B BRIDGE STREET, TAUNTON, TA1 1TG

- Excellent trading location on a prominent High Street
- Service yard to the rear
- Store and staff facilities

LCP.
part of M'Core

**01384
400123**



searchlcp.co.uk

3B, BRIDGE STREET, TAUNTON, TA1 1TG

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	871	80.91
TOTAL	871	80.91

Description

Prominently located in an excellent trading location, the premises comprise a ground floor retail unit with small store and staff facilities. The premises have a service yard to the rear for loading, a kitchen, and WC.

Rent

£16,950 per annum exclusive.

Rates

Rateable value £17,750. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Service Charge & Insurance

Service charge circa. £1000pa. Insurance £576.04.

Energy Performance

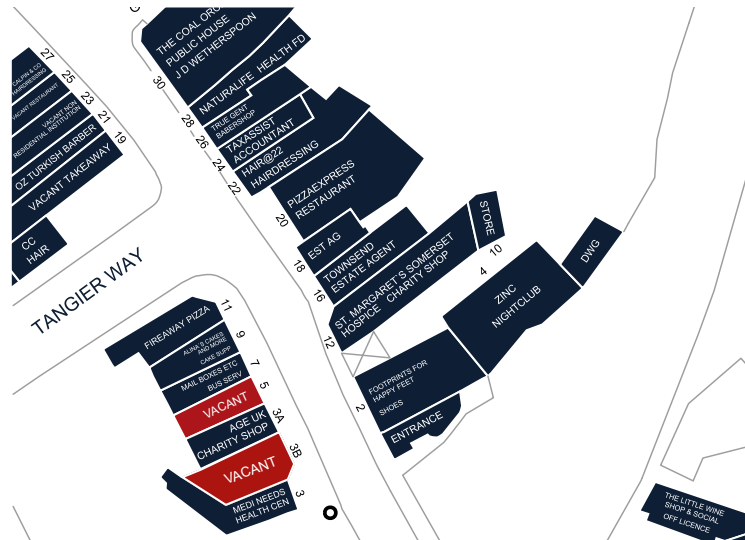
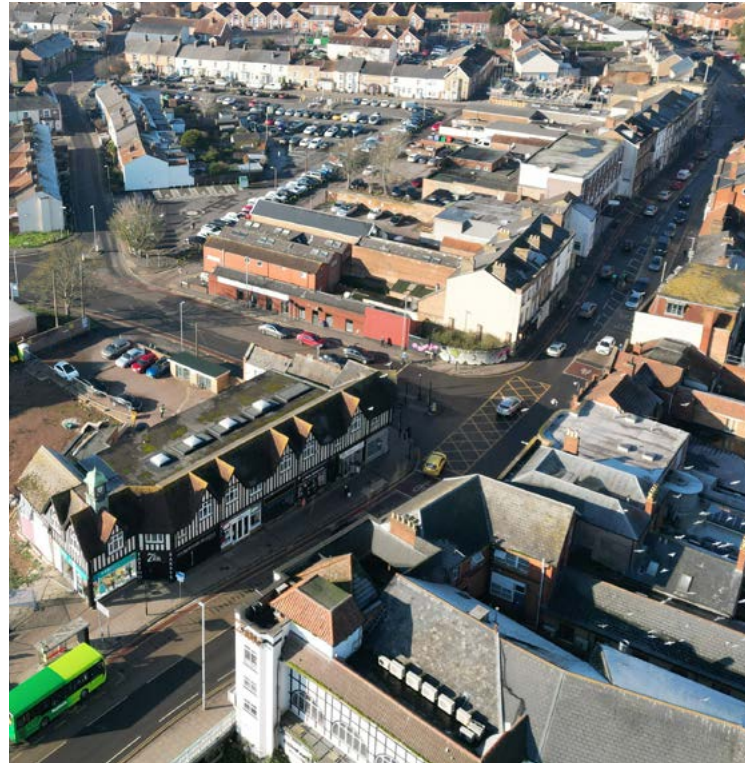
Unit 3b has an EPC Rating of C:67. Further information available upon request.

Planning

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



Viewing

Strictly via prior appointment with the appointed agents:



Rob Larkman
07990 588011
rwl@larkmanedgumbe.co.uk

Owned and Managed by

LCP.
part of M'Core



Adam Martin
07825 091440
AMartin@lcpproperties.co.uk