

# SHOP UNIT TO LET

## TAUNTON – 11 NORTH STREET

7-8 Conduit Street, London,  
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[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)

**Fawcett  
Mead**

Retail Expertise

- **Subject to vacant possession**
- **Existing tenant upsizing to nearby store**

### LOCATION

Taunton is the county town for Somerset and a popular and historic retail centre, located approximately 3 miles from junction 25 of the M5.

The property is located on the western side of North Street, which together with Fore Street and East Street, forms the prime retail pitch for the town.

Nearby occupiers include; **White Stuff, Coffee#1, ASK restaurant, Barclays & Mountain Warehouse.** There are also a range of local independent retailers nearby.

### RENT

£29,500 per annum exclusive of rates and all other outgoings.

### TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

### RATES

Rateable value (19/20):	£29,250
UBR (19/20):	0.491
Rates Payable (19/20):	£14,361.75

Interested parties should verify these figures with the Valuation Office Agency.

### ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas:

Gross Frontage:	5.01 m	16 ft 5 in
Ground Floor Sales:	91.05 sq m	980 sq ft
First Floor Ancillary:	20.9 sq m	225 sq ft
Second Floor:	Not Measured	

### EPC

Rated D. The EPC is available on request.

### COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.



### INSPECTIONS

Viewing is strictly by appointment with:

**Craig Cawthorne**  
0117 9732 502  
[Craig@fawcettmead.co.uk](mailto:Craig@fawcettmead.co.uk)

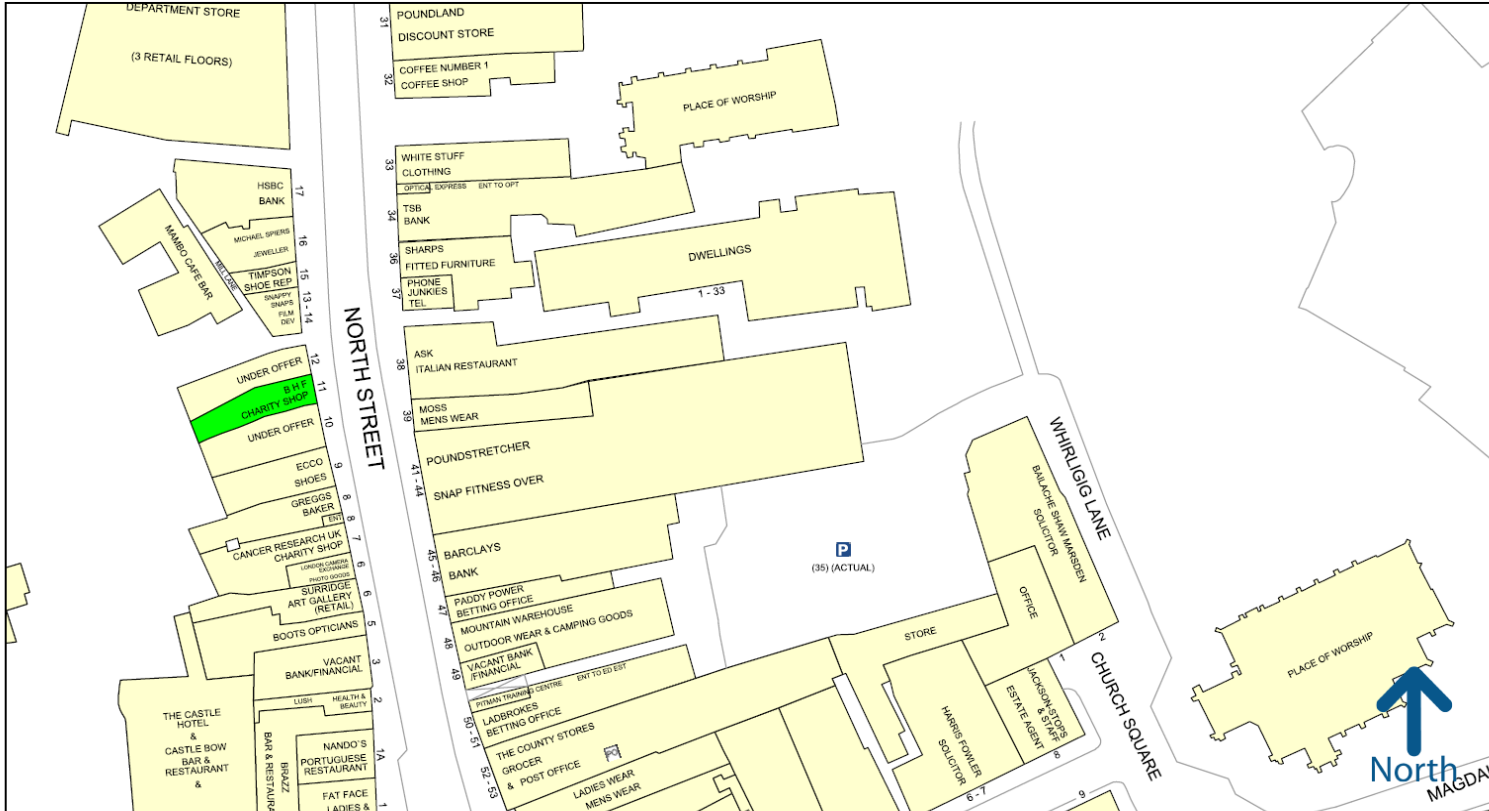
**SUBJECT TO CONTRACT  
& VACANT POSSESSION**



Taunton



Retail Expertise



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Created By: Fawcettmead



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