

# PRIME SHOP UNIT TO LET

## TAUNTON – 37-39 FORE STREET

7-8 Conduit Street, London,  
W1S 2XF  
020 7182 7480  
[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)

**Fawcett  
Mead**

Retail Expertise

- **100% Prime building**
- **Vibrant market town**

### 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 eastern side of Fore Street within the 100% prime retail pitch for the town. Nearby occupiers include; **TK Maxx, Joules, JD Sports, Costa Coffee, L'Occitane and Flying Tiger.**

### RENT

£85,000 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):	£80,500
UBR (19/20):	0.504
Rates Payable (19/20):	£40,572

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

### ACCOMMODATION

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

Net Frontage:	8.43 m	27 ft 8in
Ground Floor Sales:	163.70 sq m	1,762 sq ft
First Floor Ancillary:	90.20 sq m	971 sq ft
Second Floor:	77.90 sq m	839 sq ft

### EPC

The property is currently rated G. Works to improve this rating will be carried out when the property becomes vacant.

### COSTS

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



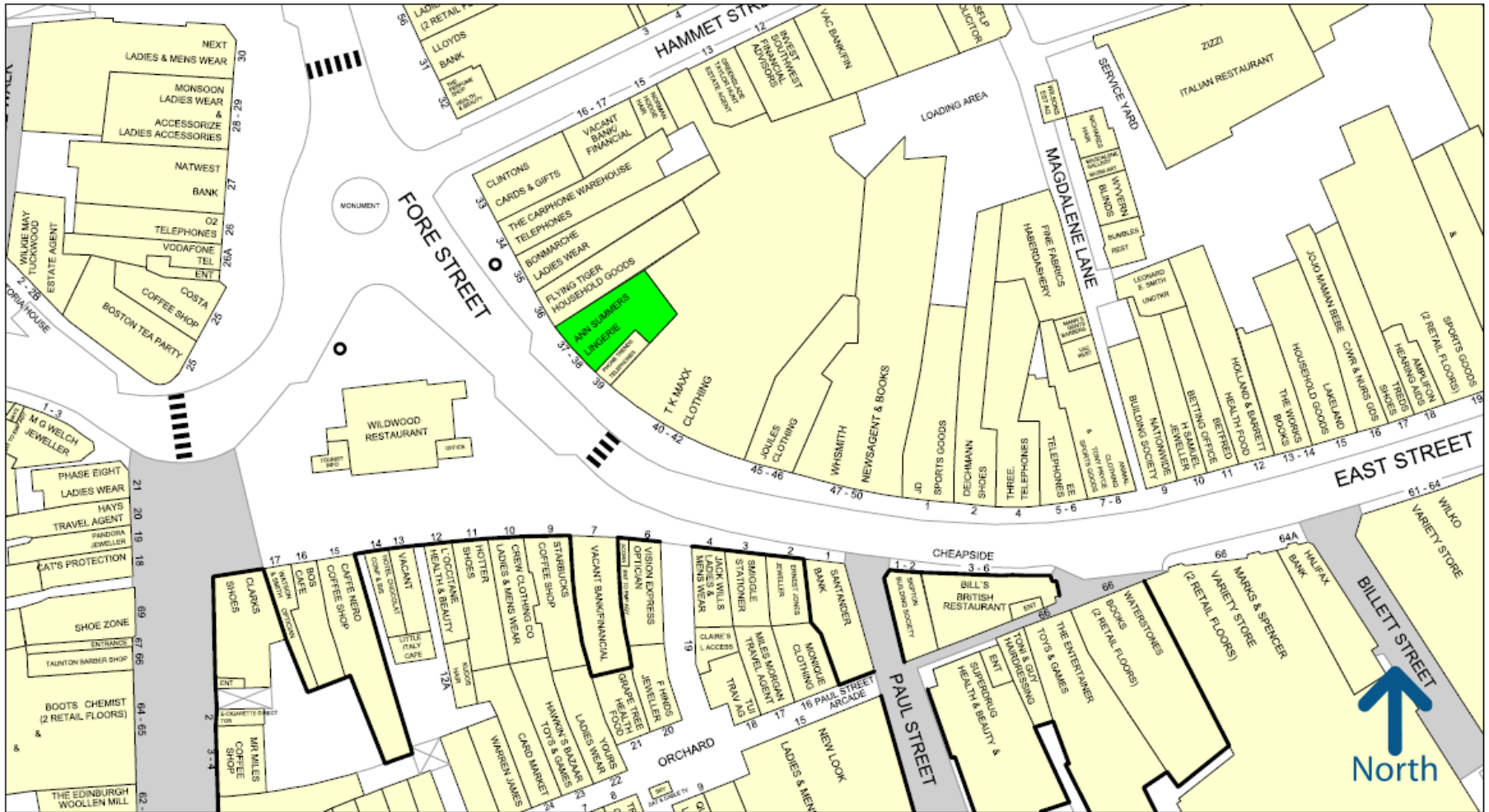
### INSPECTIONS

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 - 37-39 FORE STREET



50 metres

Experian Goad Plan Created: 30/01/2020  
Created By: Fawcettmead

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Fawcett Mead, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or the advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either in whole or any part of an invitation, offer or contract of sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to accuracy of such details.

No responsibility or liability is or will be accepted by Fawcett Mead, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, its connection with the possible sale of the property.

No person in the employment of Fawcett Mead or the vendor(s) has authority to make or give any representation or warranty, express of implied, in relation to the property. References to Fawcett Mead include any joint agents acting with Fawcett Mead.