TAUNTON

FORMER DEALERSHIP SHOWROOM WITH POTENTIAL FOR OTHER USES

TO LET

365.13 M² / 3,930 FT²

78-88 EAST REACH TAUNTON TA1 3HF

Victoria House • Victoria Street • Taunton TA1 3FA • Fax: 01823 353133

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01823 353033

LOCATION

Taunton is the administrative centre of Somerset and has a 2021 estimated population of 66,000 and is located some 35 miles to the north east of Exeter, and 45 miles to the south west of Bristol. The town has a retail catchment within a 20 minute drive time of 155,000 and a captive catchment population of approximately 330,000. The property has a 65m frontage to East Reach, one of the arterial routes into and around the town centre.

DESCRIPTION

A car showroom, predominantly open plan, with ancillary offices and amenities with existing tiled floor, suspended ceilings, LED lighting and gas fired heating. The East Reach elevation includes approximately 11.0m glazed display with 13.0 glazed return. Internal floor to ceiling height is 4.15m to the main area and 2.97m to the rear.

The property is offered with 15 car parking spaces and a HGV loading/unloading bay. See plan attached.

FLOOR AREAS

Showroom / retail	301.63 m²	3,245 ft²	Gross internal areas
Amenity / offices	63.50 m²	685 ft²	
Total	365.13 m²	3,930 ft²	

LEASE TERMS & RENT

The property is available to let on a new full repairing lease for a term of 10 years subject to 5 yearly upward only rent reviews. Further details are available on application.

Rent: **£60,000 per annum** (excluding rates, insurance, service charge & VAT if applicable)

RATES & ENERGY PERFORMANCE

Rateable Value: 2023/24 - (to be re-assessed on separation from the adjacent property)

Description: Car Showroom and Premises

For details of rates payable interested parties should contact Somerset Council (01823 356356)

Energy Performance: **Band C (73)**

LEGAL COSTS

Each party will be responsible for their own legal and surveyor's costs in the transaction.

FURTHER INFORMATION AND VIEWING

Please contact **Nigel Hatfield** **01823 353033 / 0796 838 0056**

nhatfield@hatfieldwhite.co.uk

Estate Agents Act 1979: A Director of Hatfield White has a declarable interest in the client Company – further details will be provided to any party entering negotiations to take a lease.

19 July 2023

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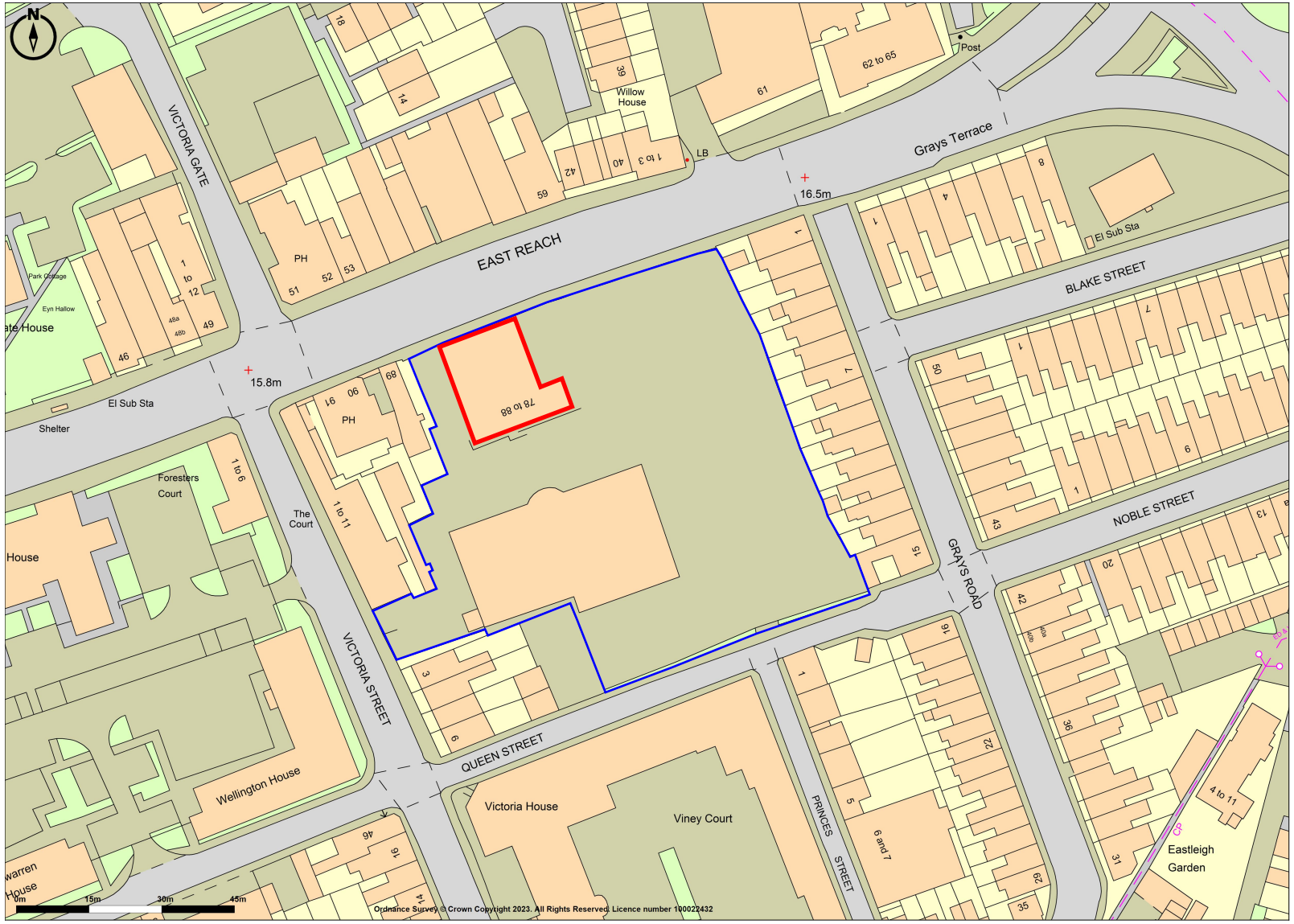
SHOWROOM



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LANDMARK INFORMATION

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