



TO LET

7 FORE STREET, TAUNTON, TA1 1HX

N.I.A OF 119.18 SQ M (1,288 SQ FT)

LOCATION & DESCRIPTION

The first and second floor office premises is located in a prime location on Fore Street, the main shopping area of the town centre. The building is located on the pelican crossing and opposite TK Maxx; next to the Orchard Shopping Centre which has a multi-storey car park. The public car parks of The Crescent, Hammet Street and Cannon Street are close by.

Nearby occupiers in the row include Crew Clothing, Café Nero, Sketchers and Vision Express. Taunton has a population of approximately 62,000 and is located adjacent to the M5 motorway.

The first and second floors, currently laid out as cellular offices with WC facilities and kitchen, are accessed via a double height wooden doorway to front with stairs leading to the first and second floor accommodation.

CONTACT

Carter Jonas LLP

Blackbrook Park Avenue, Taunton,
Somerset, TA1 2PX

carterjonas.co.uk/commercial

Stephen Richards

Partner

01823 428 590 | 07968 216 596

Stephen.richards@carterjonas.co.uk

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

7 FORE STREET TAUNTON, SOMERSET

ACCOMMODATION

The premises benefits from the following approximate net internal floor areas:-

First Floor: 64.49 Sq M (699 Sq Ft)
Second Floor: 54.69 Sq M (589 Sq Ft)

LEASE

The office premises is available by way of a new lease on flexible terms to be agreed.

RENT

£9,500 per annum exclusive.

RATES

The premises has not been separately assessed at this time. For verification purposes, interested parties are advised to make their own enquiries at www.voa.gov.uk.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

A certificate rated 'E' is available on request.

VIEWING & FURTHER INFORMATION

All enquiries strictly via:

Stephen Richards:

E: Stephen.richards@carterjonas.co.uk

T: 07968 216 596 / 01823 428 590

For details of all commercial properties marketed through this firm please visit:

carterjonas.co.uk/commercial



SUBJECT TO CONTRACT

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**Carter
Jonas**



TOWN CENTRE OFFICE

