



# FOR SALE/TO LET

## 29 FORE STREET

Taunton, TA1 1JQ

Retail unit with 2 sales floors plus storage and self-contained offices – 10,737sq ft (997 sq m) net approx

# Location

Taunton sits in the heart of the South West region, with a population that is growing at a faster rate than the UK average. The town serves a large catchment of approximately 350,000 people, extending into much of Somerset and parts of Devon. The town is home to a diverse selection of businesses, from micro businesses to global corporations with major employers including the UK Hydrographic Office, Claims Consortium Group, local government and Musgrove Park Hospital.

As Somerset's premier retail destination, Taunton boasts an excellent mix of national brands including TK Maxx, B&M, Boots, M&S and Fatface, alongside leading banks such as NatWest, Lloyds, HSBC and Barclays. The town centre is further enhanced by a wide variety of independent retailers and is well served by convenient public car parking facilities offering both short and long stay options within walking distance of the property.

Taunton is an attractive place to live, work and visit due to its pleasant setting, its market town scale, culture and lifestyle, good schools and colleges, ease of access, and employment opportunities in modern, mainly service based industries. Taunton offers an enviable lifestyle, where culture, art and community are surrounded by natural landscapes and open, public spaces.

**M5**



**3 miles west**

**Railway station**



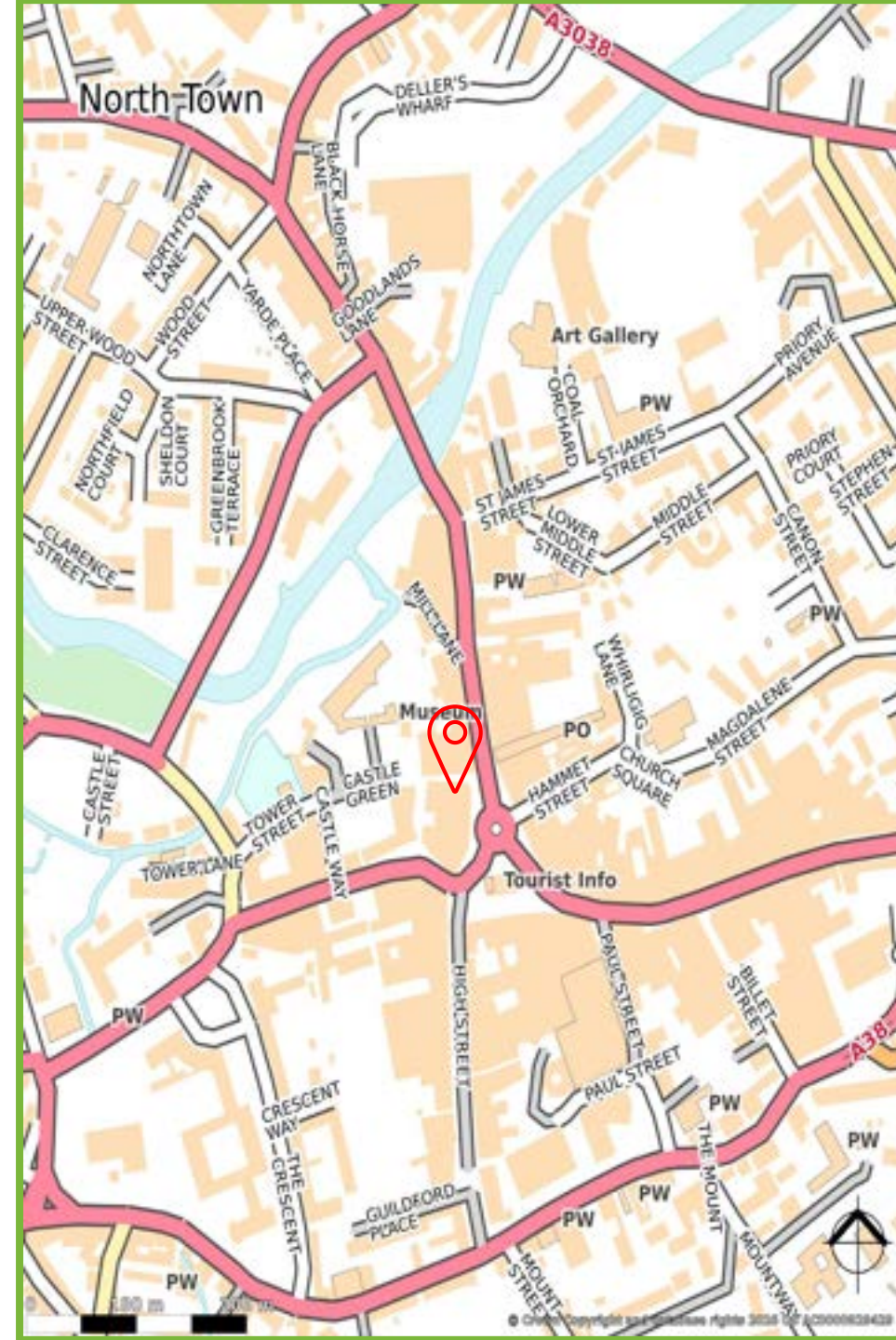
**1 mile**

**Bus Stop**

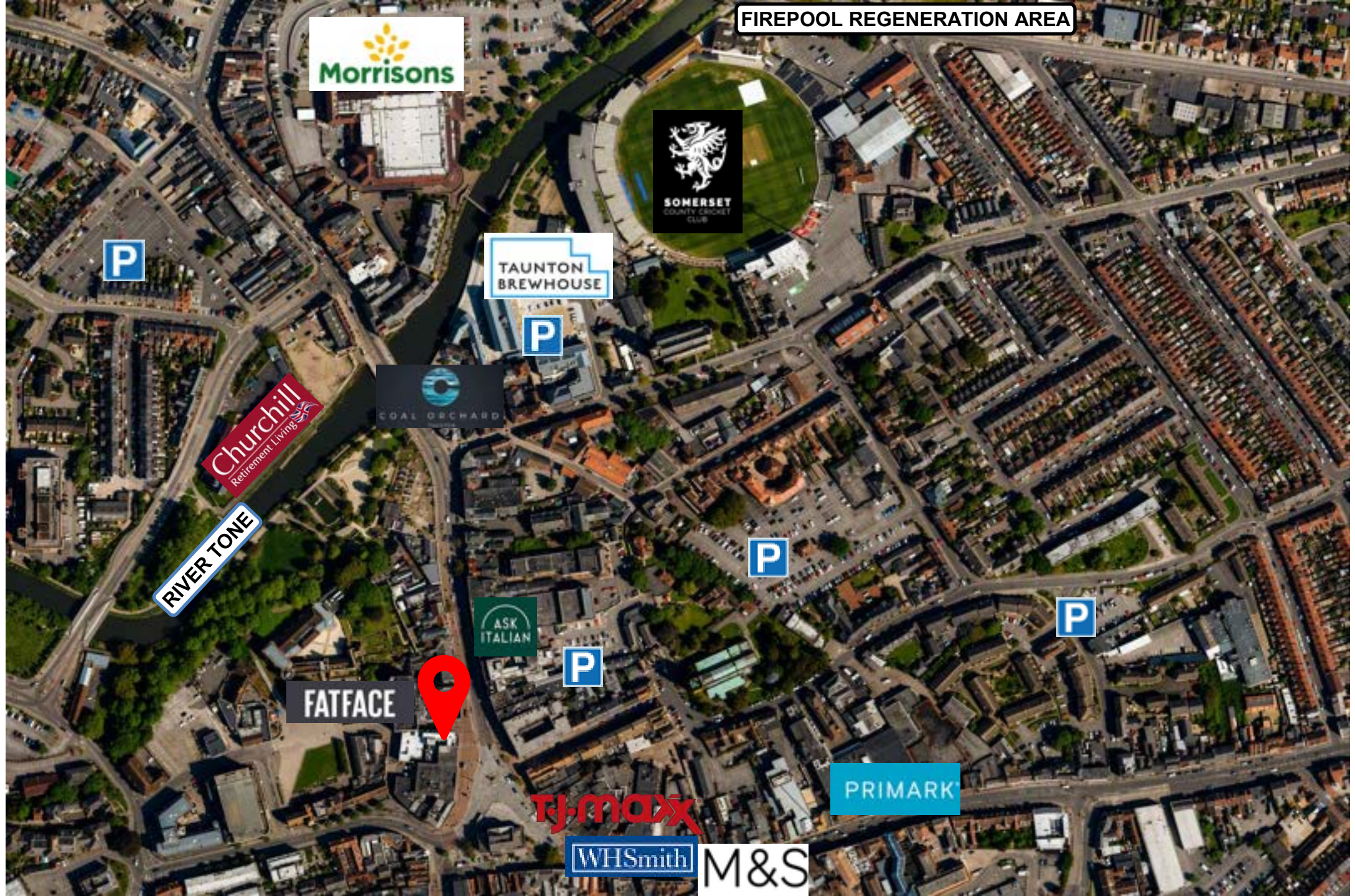


**Outside shop**

**Retail**



FIREPOOL REGENERATION AREA



Morrisons

SOMERSET  
COUNTY CRICKET  
CLUB

TAUNTON  
BREWHOUSE

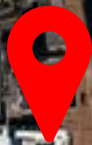
COAL ORCHARD

Churchill  
Retirement Living

RIVER TONE

ASK  
ITALIAN

FATFACE



TJ-maxx

WHSmith

M&S

PRIMARK

# Accommodation

### Description

The property holds a prominent corner position within a prime town centre location with frontage onto Fore Street and Castle Bow. The building is arranged with ground and basement retail sales floors, with the first floor providing a mixture of storage, offices and staff facilities, whilst the second floor provides additional office accommodation, which is self-contained and could be sub let.

Much of the accommodation was refurbished by the previous occupier. The ground floor is on split levels with a platform lift providing disabled access to all retail space on the floor. The property also includes a passenger lift to all floors, situated to the rear of the property and a rear access door onto Castle Walk.

The building could be redeveloped (subject to obtaining the necessary statutory consents) to maximize the extensive accommodation across 4 floors.

### Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

| Area                         | Net Internal Area |              | Gross Internal Area |                |
|------------------------------|-------------------|--------------|---------------------|----------------|
|                              | sq ft             | sq m         | sq ft               | sq m           |
| Basement sales/Ancillary     | 1,838             | 170.8        | 2,854               | 265.1          |
| Ground floor sales & storage | 4,816             | 447.4        | 5,317               | 494.0          |
| First floor storage/offices  | 3,026             | 281.1        | 4,816               | 447.4          |
| Second floor offices         | 1,057             | 98.2         | 1,833               | 170.3          |
| <b>TOTAL</b>                 | <b>10,737</b>     | <b>997.5</b> | <b>14,820</b>       | <b>1,376.8</b> |

Glazed  
shopfront



High street  
frontage



Number of  
floors

4

Recessed  
lighting



Suspended  
ceilings



Staff WC facilities



Residential  
Development  
potential



# Planning | Rates | EPC | Terms

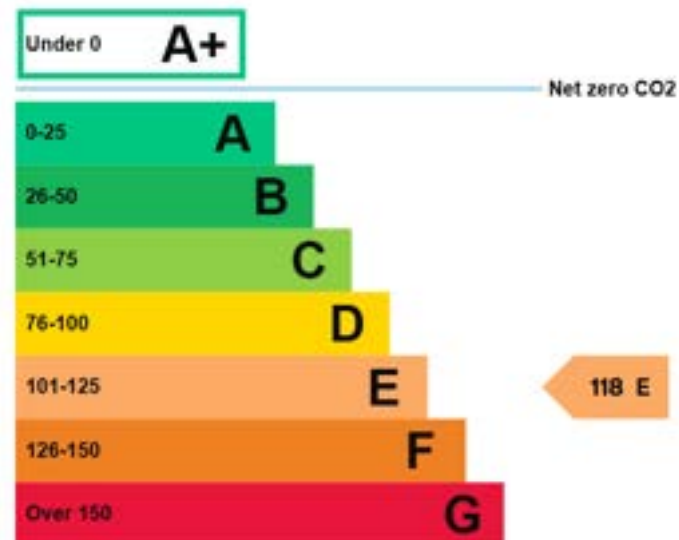
## Planning

We are verbally advised that the accommodation has planning consent for the current use, but any occupier should make their own enquiries to the Planning Department of Somerset Council. [Somerset Planning](#)

## Business Rates

The current rateable value from April 2026 is £85,000. Interested parties should make their own enquiries to Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate



## Purchase Price

The property is offered for sale, price on application. Alternatively, consideration may be given to leasehold interest, with further information on request.

## Legal Costs

Each party is to be responsible for their own legal costs.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price/rent. We recommend that the prospective purchasers/tenants establish the VAT implications before entering into any agreement.

## AML

A successful purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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**AK Ref:** AM/SC/102417 **Date:** 10 2026 **Subject to Contract**



COMMERCIAL  
AGENCY



INVESTMENT



BUILDING  
SERVICES



PLANNING



RESIDENTIAL  
DEVELOPMENT



PROFESSIONAL  
SERVICES



MANAGEMENT  
SERVICES



ASSET  
RECOVERY

## Important Notice

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### 1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

