

The logo for gth, consisting of the lowercase letters 'gth' in a white, sans-serif font on a red rectangular background.

Retail (with Class E Use)

TO LET

**Units 8 & 10 County Walk Shopping Centre,
East Street, Taunton TA1 3TZ**

- Busy town centre shopping centre anchored by Sainsbury's.
- Other occupiers include Costa Coffee, Subway and Savers.
- Footfall consistently above 220,000 people per month.
- Large adjacent 280 capacity car park.
- Ground floor sales 3,300 sq ft.

New lease by arrangement at £33,500 per annum.

Location

The unit is prominently located in the middle of the shopping centre.

County Walk, with Sainsbury's supermarket as its anchor store to the south benefitting from a 280 capacity adjacent car park, generates considerable footfall to and from East Street.

Taunton, Somerset's county town and principle retailing and administrative centre, has a district population of 102,000 and a retail catchment population of circa 331,000 within a 30 minute drive time.

Description

Large glazed window display and sales area with office, stores and loading access to the rear.

Accommodation

The approximate dimensions and floor areas are as follows:-

Net Frontage	14.68 m	48' 1"
Sales	306.59 sq m.	3,300 sq ft.

Business Rates

The valuation office website confirms the current rateable value of Units 6, 8 and 10 to be £51,500 per annum, this to include first floor stores. Unit 6 and the first floor stores are not included in this letting therefore there will be a reduction in this figure, an estimate being a rateable value of £36,600 pa.

Commercial premises are to be re-valued as at 1st April 2021 with the new list coming into force on 1st April 2023. A reduction in rateable value is anticipated.

Energy Performance Certificate

The property has an Energy Asset Rating of D (87). A full copy of the EPC is available upon request.

Terms

A new internal repairing lease is available for a term by arrangement at a guide rent of £33,500 per annum.

A service charge is levied at an estimated amount of £22,300 per annum by way of a contribution towards the costs in maintaining and managing the shopping centre.

VAT

We are advised the property is registered for VAT, therefore VAT will be payable on the rent and service charge.

References/Rental Deposits

Financial, accountancy and other references may be sought from any prospective tenants prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

Viewing

Strictly by appointment with sole agents:-

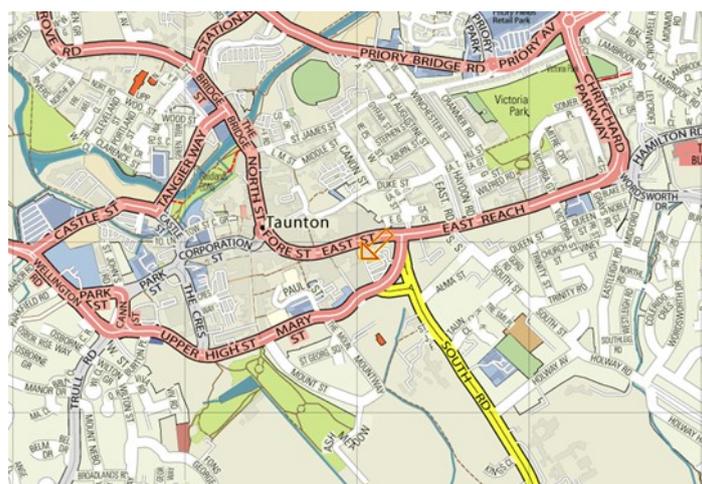
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Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.