

lot 6

6, 6A & 7 North Street Taunton, Somerset TA1 1LH

Rent
£112,450
per annum
exclusive

Freehold Retail Investment

- Three Fully Let Retail Units
- Well located in Taunton town centre
- Nearby occupiers include Debenhams, BHS, Nando's, Topshop and River Island



On behalf of



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Location

Miles: 31 miles north-east of Exeter
43 miles south of Bristol
Roads: A38, A3027, M5 (Junction 25)
Rail: Taunton Railway Station
Air: Exeter International Airport

Situation

The property is situated in Taunton town centre on the western side of North Street. Nearby occupiers include Debenhams, Barclays Bank, Greggs, BHS, Nando's, Topshop and River Island.

Description

The property comprises three retail units with first and second floor storage accommodation.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
6	Ground First	Retail Storage	108.57 sq m 56.71 sq m	(1,169 sq ft) (610 sq ft)	SURRIDGE GALLERIES (TAUNTON) LIMITED (1) guaranteed by Tritan Galleries (Devon) Limited	10 years from 15/01/2014 until 14/01/2024 (2)	£40,000	15/01/2019
6A	Ground First	Retail Storage/Ancillary	53.55 sq m 44.88 sq m	(576 sq ft) (483 sq ft)	LONDON CAMERA EXCHANGE LIMITED (3)	years from 29/09/2011	£31,150	(28/09/2016)
7	Ground First Second	Retail Storage Storage	132.50 sq m 42.70 sq m 34.50 sq m	(1,426 sq ft) (460 sq ft) (371 sq ft)	IMPERIAL CANCER RESEARCH FUND (t/a Cancer Research UK) (4)	5 years from 29/09/2011	£41,300	(28/09/2016)
Totals			473.41 sq m (5,095 sq ft)				£112,450	

- (1) Surridge Gallery is a UK distributor of collectable limited editions and original paintings. (Source: www.surridgegallery.com 29/09/2014).
- (2) The lease to Surridge Galleries (Taunton) Limited provides an option to determine on the fifth anniversary of the term.
- (3) London Camera Exchange supplies camera equipment and trades from 28 branches in the UK. (Source: www.lcegroup.co.uk 29/09/2014).
- (4) Cancer Research UK is the world's leading charity dedicated to cancer research with over 550 shops in the UK. (Source: www.cancerresearch.org 29/09/2014).

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