

21 Bridge Street,
Taunton, Somerset TA1 1TQ
 Freehold Retail and Residential Investment

Lot 57

£7,500 per annum
 exclusive



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
21	Ground	Retail	52.49 sq m (565 sq ft)	INDIVIDUAL t/a FR Computers (1)	6 years from 24/11/2016 (2)	£7,500	24/11/2019 (23/11/2022)
21a	First & Second	Residential	Two Bedroom Maisonette	VACANT POSSESSION			
Total Commercial Area:			52.49 sq m (565 sq ft)			£7,500	

(1) FR Computers are an experienced team who undertake same day and next day repairs for all kinds of computers and laptops across Taunton (Source: www.future-resources.co.uk 11/01/2017).
 (2) The lease provides a tenant option to determine on 24/11/2019.

Key Details

- Retail unit let until 2022 (subject to option)
- Self-contained two bedroom maisonette on first and second floors
- Located on busy thoroughfare between Taunton Rail Station and the prime retailing pitch
- Nearby occupiers include Pizza Express, a Morrisons Supermarket and JD Wetherspoon

On behalf of a Major Fund Manager

Location

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

Situation

Taunton is a popular county town in Somerset. The property is situated within the town centre, occupying a prominent position on Bridge Street, a busy thoroughfare between Taunton Railway Station to the north and the prime retailing pitch to the south. Nearby occupiers include Pizza Express, a Morrisons supermarket and JD Wetherspoon.

Description

The property comprises a ground floor retail unit and a self-contained two bedroom maisonette located on the first and second floors accessed via Bridge Street.

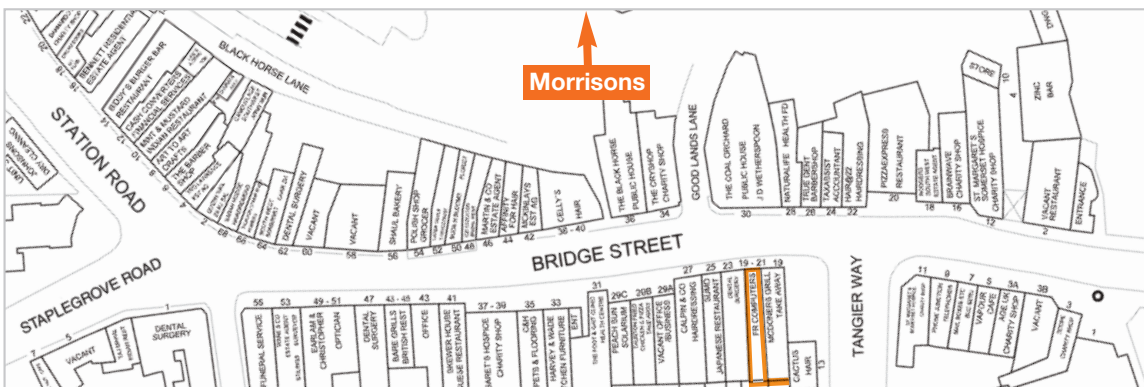
Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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Acuitus
 Gwen Thomas
 +44 (0)20 7034 4857
 gwen.thomas@acuitus.co.uk

Acuitus
 Georgina Roberts
 +44 (0)20 7034 4863
 georgina.roberts@acuitus.co.uk

Seller's Solicitors: Eversheds Sutherland
 Angharad Triggs
 + 44 (0)29 2047 7139
 angharadtriggs@eversheds-sutherland.com