



Location

Taunton is the principal market town for Somerset with an affluent catchment of over 400,000 people; the town centre is thriving with limited competition from out-of-town retailing. The Orchard Shopping Centre is in the heart of Taunton and comprises 140,000 sq ft of retail and leisure space with a 600-space dedicated multi-storey car park.

The unit is located in a prominent position on Fore Street, the town's principal shopping street. Nearby retailers include Rituals, Hotel Chocolat, Skechers, Cornish Bakery, Caffé Nero, Crew Clothing, TK Maxx and Boots.

Accommodation

Ground Floor	547 sq ft	50.84 sq m
Total	547 sq ft	50.84 sq m

Lease Term

The premises are available by way of a new effectively FRI lease for a term to be agreed.

Rent

£22,500 per annum exclusive

Contact

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Rates

Rateable Value	£16,250
Rates Payable 0.382 (2026/27)	£6,207.50 per annum
UBR	0.382 (2026/27)

Government rates relief may apply to this property - interested parties are advised to make their own enquiries with the Local Planning Authority to confirm their exact liabilities and any transitional relief.

Service Charge

£1,409 per annum (2026)

Energy Performance Certificate

A copy is available on request.

Costs

Each party is to be responsible for its own legal costs incurred in this transaction.

Viewing

Strictly by prior appointment via KLM.

