



Ground Floor Retail Premises

TO LET



46 Bridge Street, Taunton, Somerset, TA1 1UD.

- Ground floor retail premises, Use Class E.
- Prominent location within Taunton's town centre.
- Total Accommodation: 595 sq ft / 55.23 sq m.
- Rent: **£9,000 per annum / £750 per month.**

Contact: Tony Mc Donnell MRICS

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LOCATION

The property is situated on Bridge Street on the northern side, within short walking distance from the town centre.

Nearby car parking is available at Wood Street public car park.

Morrisons Supermarket, with a large car park, is located behind this section of Bridge Street.

Bridge Street leads to Station Road, with a mainline railway station, as well as to North Street across the Bridge to the south; the latter being the town's central retail shopping area.

DESCRIPTION

A ground floor shop with pavement frontage, providing a main front retail area, partially sub divided to provide a rear room, with a rear kitchenette facility and a separate WC. There are two allocated parking spaces located at the rear.

The shop has a traditional shop frontage with a recessed pedestrian entrance door. The main retail area is carpeted, benefitting from a suspended ceiling with inset Cat II lighting.

The most recent use of the property was as a bridal retailer, trading in wedding dresses, accessories and associated bridalwear.

ACCOMMODATION

Total: 595 sq ft / 55.23 sq m

BUSINESS RATES

Rateable Value is £7,900 per annum, under the 1st April 2026 listing. Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupation may trigger an adjustment in the rating assessment.

TERMS

A new lease for a minimum term of five years, on full repairing and insuring terms at **£9,000 per annum**. There will be three yearly rent reviews.

EPC

C74.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

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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.

LOCATION PLAN



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