



alder king

PROPERTY CONSULTANTS

FOR SALE

Former Debenhams Store

19 – 26 North Street, Taunton, Somerset, TA1 1LL

Former retail department store of approximately 85,316 sq ft (7,925.86 sq m) with development potential (STC)

Property Summary

- Prominent landmark building in the town centre of Taunton, the County Town of Somerset.
- Potential for redevelopment of the property for a variety of uses, subject to obtaining the necessary consents.
- Freehold property for sale with vacant possession.
- Extensive building arranged over 3 floors, plus plant room on the 4th floor.
- Seeking offers with a guide price of £1,750,000.





DECEMBER

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All Enquiries

A CENTURY OF CHANGE

BETFRED

Poundland

Location

Taunton sits in the heart of the South West region, with a population that is growing at a faster rate than the UK average. The town serves a large catchment of approximately 350,000 people, extending into much of Somerset and parts of Devon. The town is home to a diverse selection of businesses, from micro businesses to global corporations with major employers including the UK Hydrographic Office, Claims Consortium Group, local government and Musgrove Park Hospital.

Taunton is an attractive place to live, work and visit due to its pleasant setting, its market town scale, culture and lifestyle, good schools and colleges, ease of access, and employment opportunities in modern, mainly service based industries. Taunton offers an enviable lifestyle, where culture, art and community are surrounded by natural landscapes and open, public spaces.



M5



2 miles

Railway station



Bus Stop



Bristol



45 miles

FIREPOOL REGENERATION AREA



RIVER TONE



FATFACE

PRIME RETAIL AREA



Accommodation

Description

The property comprises a substantial and former department store, prominently positioned on North Street in the heart of Taunton. With its distinctive 1930s Art Deco frontage and expansive 1960s extension, the building offers versatile accommodation across multiple floors or scope for redevelopment (subject to necessary consents). Its wide street frontage, large display windows, and corner location provide excellent visibility and presence in one of the town's busiest areas.

The main building includes a retail and storage space, with a loading bay at ground level with vehicular access via North Street.

Ideally situated close to key amenities, transport links, and adjacent conservation areas, the site presents a rare opportunity for redevelopment. Whether for retail, leisure, residential, or mixed-use purposes, this landmark building offers scale, flexibility, and a prime location in Somerset's county town.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Main Building	Sq ft	Sq m
Lower ground floor	13,732	1,275.68
Ground floor	21,845	2,029.41
First floor	23,278	2,162.60
Second floor	23,348	2,169.09
Third floor (plant rooms)	1,924	178.75
TOTAL	84,127	7,815.53
TOTAL (GIA) excluding plant rooms	82,203	7,636.78

Tone Building	Sq ft	Sq m
Ground floor storage	1,001	92.94
First floor storage	1,069	99.29
Second floor storage	1,043	96.85
TOTAL (GIA)	3,113	289.08
COMBINED TOTAL GIA	85,316	7,925.86

Number of floors

5

Suspended ceilings



Comfort cooling (in part)



High street frontage



Recessed lighting



Café with kitchen



WC facilities



Local Regeneration

Taunton 2040 Vision

The Taunton 2040 Vision outlines a £1 billion plan to transform the town into one of the UK's most desirable places to live, work, and invest. Key goals include zero-carbon development, revitalised public transport, riverside living, and a thriving commercial centre. Opportunity sites include the former bus station, Crown Walk, Kilkenny Car Park, and Tangier Way, with plans for thousands of new homes, student accommodation, and retail spaces. The vision also includes green infrastructure, such as riverside walks, Dutch-style roundabouts, and expanded pedestrian zones. Please click [here](#) for a link to the Council's web page for the Vision.

Firepool Regeneration Project

The Firepool site is one of the most ambitious regeneration projects in Taunton, transforming the former cattle market into a vibrant mixed-use quarter. The masterplan includes up to 650 new homes, office and commercial space, a cinema, restaurants, a hotel, and a performance venue. The development is centered around high-quality public spaces and active travel routes, including new boulevards linking the site to Taunton railway station and the River Tone. The project is supported by over £13.9 million from the Government's Future High Streets Fund, with completion phases underway through 2025. Please click [here](#) for a link to the Council's web page for the regeneration overview.

Infrastructure and Connectivity Upgrades

Major improvements at Taunton railway station include a new multi-storey car park and enhanced access. The nearby Junction 25 and Nexus 25 employment site are also being upgraded to support business growth and regional connectivity.

Coal Orchard Development

Adjacent to the River Tone, the Coal Orchard project has delivered a modern mixed-use development featuring apartments, retail units, cafes, and public spaces. It forms a key link between the Firepool site and the town center, enhancing connectivity and footfall.





EXIT

PHASE EIGHT
Phase Eight

Phase Eight



Planning | Rates | EPC | Terms



Planning

We are verbally advised that the accommodation has planning consent for the current use but all parties should make their own enquiries to the Planning Department of Somerset Council.

www.somerset.gov.uk

Business Rates

The property has a rateable value of £320,000. Interested parties should make their own enquiries to Somerset West & Taunton Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk

Energy Performance Certificate

The EPC Rating is D (80) and the full certificate can be provided on request.

Purchase Price

Seeking offers with a guide price of £1,750,000.

Legal Costs

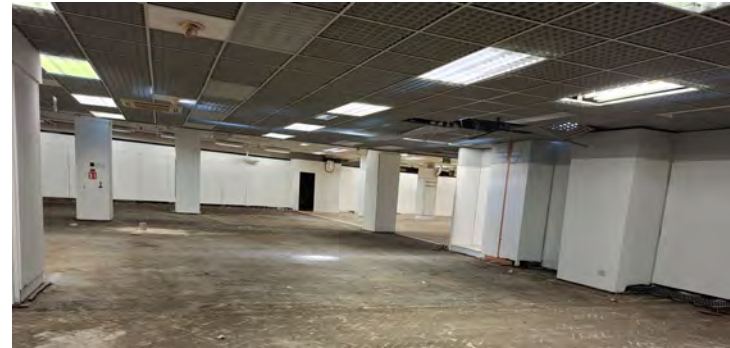
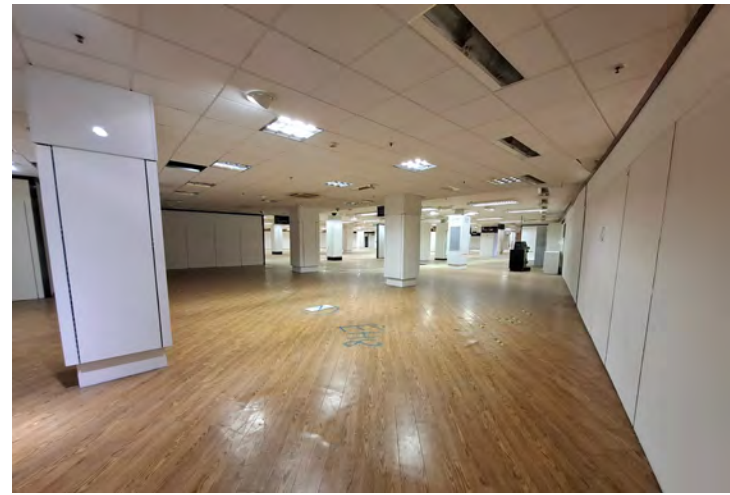
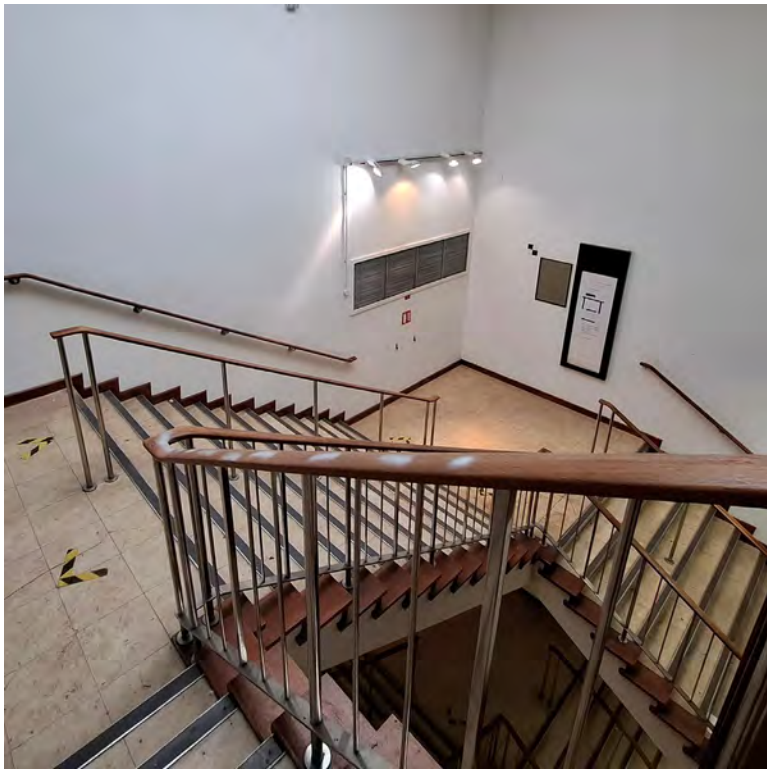
Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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Date: July 2025
Subject to Contract



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