



### Tenure

Freehold.

### Location

Taunton, the county town of Somerset, is an affluent centre with a resident population of some 55,000, lying between Bristol and Exeter. Road communications are excellent with the M5 (Junction 25) within 2 miles of the town centre accessed via the A358. In addition there are regular rail services to Exeter/Plymouth, Bristol and London. The property is situated in a busy trading position at the junction of Fore Street and Hammet Street in the heart of the town centre. Occupiers close by include The Carphone Warehouse, Bonmarché, Ann Summers, TK Maxx, Lloyds Bank, River Island, Topshop, Nando's, Fat Face, Next, Monsoon, HMV, Costa and Prezzo.

### Description

The property is arranged on ground and two upper floors to provide a well configured shop with extensive retail frontage to Fore Street and Hammet Street. The upper floors provide ancillary accommodation.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>9.85 m</b>	<b>(32' 4")</b>
<b>Net Frontage</b>	<b>8.90 m</b>	<b>(29' 3")</b>
<b>Return Net Frontage</b>	<b>3.60 m</b>	<b>(11' 9")</b>
<b>Shop &amp; Built Depth</b>	<b>17.33 m</b>	<b>(56' 10")</b>
<b>Ground Floor</b>	<b>124.90 sq m</b>	<b>(1,345 sq ft)</b>
<b>First Floor</b>	<b>95.80 sq m</b>	<b>(1,031 sq ft)</b>
<b>Second Floor</b>	<b>94.15 sq m</b>	<b>(1,013 sq ft)</b>
<b>Total</b>	<b>314.85 sq m</b>	<b>(3,389 sq ft)</b>

### Tenancy

The entire property is at present let to AG RETAIL CARDS LIMITED for a term of 10 years from 31st October 2014 at a current rent of £85,000 per annum. There is a rent free period until 30th April 2015 and the Vendor will top up the rent for this period by way of a payment on completion. The lease provides for a rent review at the end of the fifth year of the term and contains full repairing and insuring covenants. There is a tenant's option to break on 31st October 2020 on 6 months' notice (1).

### Tenant Information

Clinton Cards trades from 397 stores in the UK and is managed by Schurman Retail Group which operates 400 stores throughout North America.

Website Address: [www.americangreetingcards.com](http://www.americangreetingcards.com) and [www.clintoncards.co.uk](http://www.clintoncards.co.uk)

For the 36 weeks ended 2nd February 2013, AG Retail Cards Limited reported a turnover of £153.369m, a pre-tax profit of £10.303m and a net worth of £4.717m. (Source: riskdisk.com 20.02.2014)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

EPC Rating 97 Band D (Copy available on website).

## Taunton

### 33 Fore Street & 18 Hammet Street

### Somerset

### TA1 1HR

- **Well Located Freehold Shop Investment**
  - Excellent trading position in this popular town centre
  - Let to AG Retail Cards Ltd on a lease expiring in 2024 (1)
  - Substantial three storey corner building
  - Rent rebased from £130,000 p.a.
  - Rent Review 2019
  - Current Rent Reserved
- £85,000 pa**

On the Instructions of



**SIX WEEK COMPLETION AVAILABLE**

