

**alder king**

PROPERTY CONSULTANTS

**ALL ENQUIRIES**

# FORMER DEBENHAMS STORE

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

Former retail department store of approximately 7,460 sq m (80,306 sq ft)

DEBENHAMS

NHAMS

Life  
fabulous

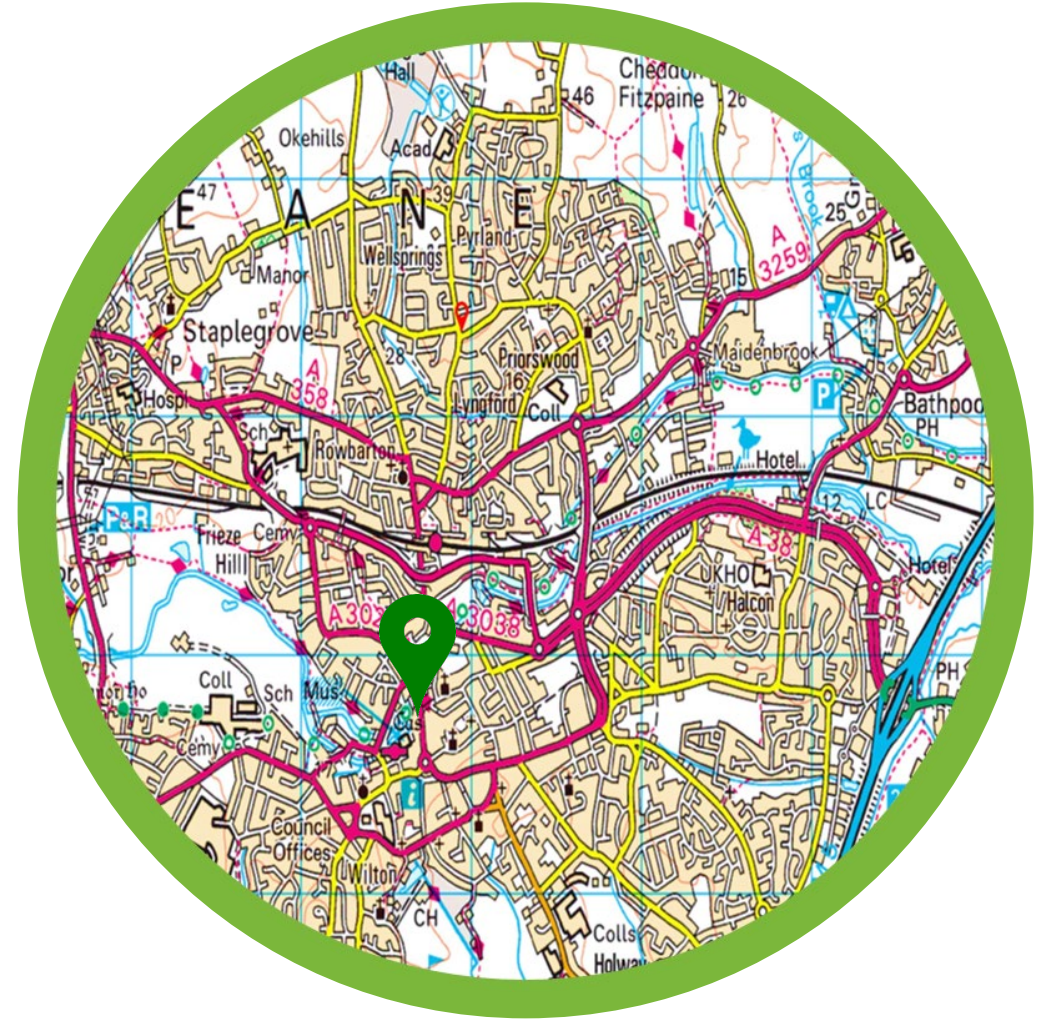
Restaurant  
fabulous  
FOOD &  
great  
COFFEE

# Location | Situation

The Property is located in Taunton Town Centre main retailing area. The nearest competing centres are Exeter and Bristol. Town centre retail floor space in Taunton is estimated at 1.14 million square feet with occupiers including M & S, Argos, TK Max and New Look.

Taunton is one of the best connected places in the South West for business, living and skills. It is located at the heart of the region, with excellent transport connections. It benefits from excellent road and rail links to the South East and the Midlands, as well as international links for importers and exporters via Exeter and Bristol airports. Bristol and Exeter are only a 40 minute drive away, whilst London can be reached in under 2 1/2 hours by road or just 100 minutes by rail.

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.. The network of green and blue infrastructure - the town's open spaces - along with the river and canal, create and attractive and pleasant environment.



**M5**



**2 miles**

**M5/M4  
Interchange**



**50 miles north**

**Taunton  
Railway  
Station**



**<1 mile**

**Bristol**



**49 miles**

# Accommodation

## Description

The Property is arranged over 4 floors, providing retail accommodation on each floor with ancillary accommodation including offices, staff facilities and storage. The current format includes a café on the second floor with views over the River Tone and beyond.

## 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.

Area	Sq ft	Sq m
Lower Ground Floor	...	...
Ground Floor	...	...
First floor	...	...
Second floor	...	...
<b>TOTAL</b>	<b>80,306</b>	<b>7,460</b>

**High street frontage**



**Suspended ceilings**



**Loading area**



**Onsite parking**



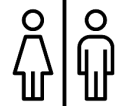
**Views**



**Café with kitchen**



**WC facilities**



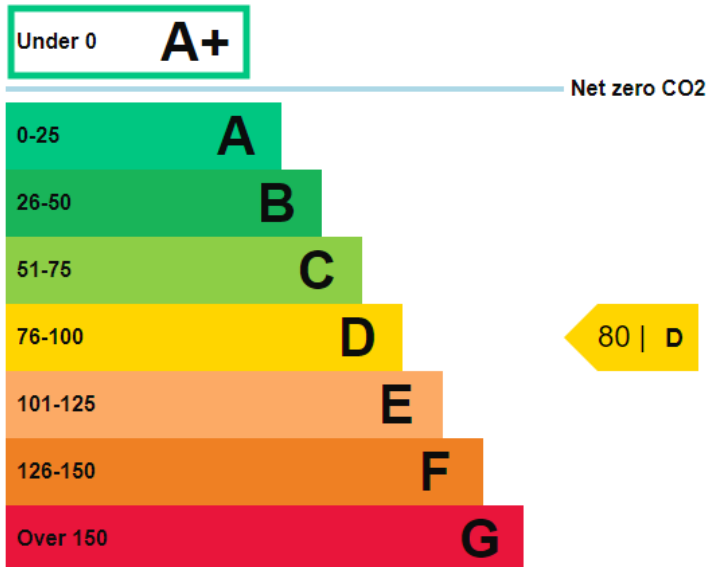
# Planning | Rates | EPC | Terms

## 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](http://www.voa.gov.uk).

## Energy Performance Certificate

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



## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Tenure

The property is available by way of a new lease with terms to be negotiated. Alternatively, consideration will be given to splitting the accommodation up on a viable basis with new leases by negotiation.

The freehold of the property may be available, subject to sensible offers being received.

## Legal Costs

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

## References/Rental Deposits (for leasehold only)

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

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

## AML

A successful tenant/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:



## Alder King Property Consultants

Suite 327, Bridge House  
7 Bridge Street  
TAUNTON  
Somerset TA1 1TG

[www.alderking.com](http://www.alderking.com)

**AK Ref:** AM

**Date:** March 2022

**Subject to Contract**



## Andrew Maynard

01823 444879

07831 154080

[amaynard@alderking.com](mailto:amaynard@alderking.com)

## Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

### 1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.