

SMART4

REAL ESTATE CONSULTANCY



**Unit 2
Deane Retail Park
Taunton
TAI 1HU**



RETAIL WAREHOUSE UNIT AVAILABLE AI NON-FOOD PLANNING

Location

Deane Retail Park is prominently located at the roundabout junction of Toneway (A358). Toneway provides the principal link from town centre to junction 25 of the M5 on the east side of the town. The Deane Retail Park is anchored by a 77,897 sq ft Sainsbury's supermarket and petrol filling station.

Retailers include Bensons for Beds, Mothercare and Halfords. Other nearby occupiers include, Homebase, Currys, PC World, Staples and B&Q.

Accommodation

The premises are designed over ground floor level only, with rear servicing, comprising the following approximate gross internal area:-

Ground Floor GIA: 697 sq m (7,512 sq ft)

Tenure

The premises are available by way of an assignment of the existing effectively full repairing and insuring lease for a term of 25 years commencing 25th June 1994, subject to 5 yearly upwards only rent reviews. The passing annual rental is £184,950 exclusive.

Rates

The Premises have yet to be separately assessed for rates. Please contact the local authority for more information.

Viewing

For further information or to arrange an inspection please contact:

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For further details

020 7569 9900

EPC available on request

Subject to Contract and Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

UNIT 2, DEANE RETAIL PARK, TAUNTON, PL31 2AP

