



CHAPMAN
CHARTERED SURVEYORS

UNIT 3 BELVEDERE RETAIL PARK, STATION ROAD, TAUNTON TA1 1NQ

114.4 sqm / 1,232 sqft



RETAIL INVESTMENT LET TO JOHNSON CLEANERS UK LTD

Ref: 181119

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Regulated by RICS

FOR SALE

Ground floor retail premises let to Johnson Cleaners UK Ltd
114.4 sqm / 1,232 sqft

LOCATION

Taunton is located 49 miles south west of Bristol, 36 miles north east of Exeter and 153 miles west of London. It has good transport links via junction 25 of the M5 and having a direct train service to London Paddington (2hrs 11mins).

Belvedere Retail Park is prominently situated on Station Road, a good secondary retail pitch only 10 minutes' walk from the prime retail area at the end of North Street. The property fronts one of the main arterial routes into Taunton town centre.

BELVEDERE RETAIL PARK

Belvedere Retail Park was constructed in 2007 and comprises three retail units totalling approximately 680.5sqm / 7,325sqft. Unit 1 (Southern Co-op) and Unit 2 (All About Beds) are ground floor retail units below Belvedere Gardens, a three-storey block of residential apartments.

HEAD LEASE

Belvedere Retail Park is owned on a 999-year head lease from 25.03.2006. Units 1 & 2 have been sold on a long underlease on terms to mirror the head lease.

UNIT 3 BELVEDERE RETAIL PARK

A detached single storey retail unit facing Units 1 and 2 separated by a car parking area providing 17 car parking spaces for shared use between the retail occupiers and their customers. Accommodation comprises an open plan retail area with staff WC in the corner, and display windows to Station Road.

LEASE TERMS

Unit 3 is let to Johnson Cleaners UK Ltd for a term of five years from 01.09.2023 at a rent of £18,000pa on FRI terms with a tenant-only break clause on 31.08.2026. The tenant is also responsible for contributing to the Belvedere Retail Park service charge.

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: C (69).

JOHNSON CLEANERS UK LTD

Johnson Cleaners is Britain's largest retail dry cleaner with over 300 branches across the UK (excluding Northern Ireland). It is the retail dry cleaning division of the Johnson Service Group plc and a wholly owned subsidiary of Timpson.

	<u>01.10.2022</u>	<u>25.09.2021</u>
Turnover	£23,861m	£17,109m
Operating Profit	£3,072m	£1,260m

REGISTERED TITLE

ST253277

GUIDE PRICE

£225,000+VAT for ST253277.

VAT

All charges are subject to VAT.

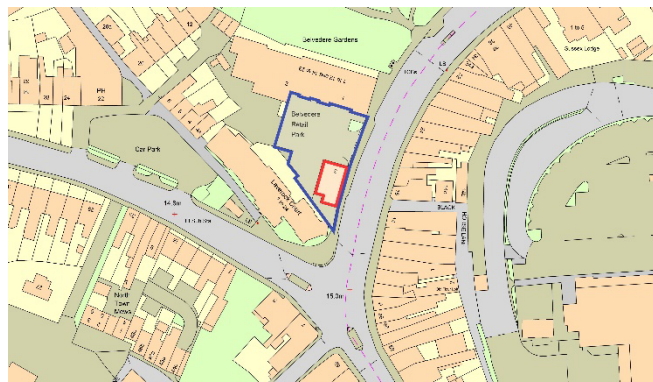
LOCAL AUTHORITY

Somerset Council.

VIEWING AND FURTHER INFORMATION

Strictly by prior arrangement with the sole selling agents only:

Contact: Oliver Chapman MRICS
Tel: 01379 687645
Email: contact@chapmansurveyors.co.uk



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.