

**Lot 2, 16-17 Hammet Street, Taunton,
Somerset TA1 1RZ**

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Office Investment

- Entirely let to CHARIS until June 2027
- Fixed rental increase in June 2025
- Comprises ground floor shop with separately accessed office on the upper floors
- Prime position in town centre
- Affluent Somerset Town
- Nearby occupiers include Lloyds Bank, River Island, L'Occitane, Vodafone, TK Maxx and Shoezone

Lot

2

Auction

13th February 2025

Rent

£22,000 per Annum Exclusive

Status

Available

Sector

High Street Retail, Office

Auction Venue

Live Streamed Auction

Location

Miles

26 miles north-east of Exeter, 24 miles south of Weston-Super-Mare

Roads

A38, A3027, M5 (Junction 25)

Rail

Taunton Railway Station

Air

Exeter Airport

Situation

Taunton is a popular county town in Somerset. The property is prominently situated in the heart of Taunton town centre on the southern side of Hammet Street, adjacent to the Parade monument. Nearby occupiers include Lloyds Bank, River Island, L'Occitane, TK Maxx, Vodafone and Shoezone.

Tenure

Freehold.

Description

The property comprises a ground floor shop with separately accessed office accommodation on the upper two floors.

VAT

VAT is applicable to this lot.

It is anticipated the sale will be treated as a transfer of a going concern. Please see the Special Conditions of Sale

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Retail	85.30	(918)	CHARIS (1)	5 years from 08/06/2022	£22,000	8/06/2025
First	Office	59.50	(641)			Rising to £23,000 on 08/06/2025	(2)
Second	Office	52.80	(568)				
Total		197.60	(2,127)			£22,000	

(1) CHARIS (Christian Help & Action For Refugees in Somerset) CN 1169400 settles refugee families in the Southwest of England through the UK Home Office Community Resettlement programme (www.chrisrefugees.org).

(2) The lease provides for a fixed rental increase to £23,000 on 08/06/2025. The tenant will have the right to determine the lease at any time after the expiry of the third year subject to giving not less than six months prior written notice and full compliance of the lease terms.

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