



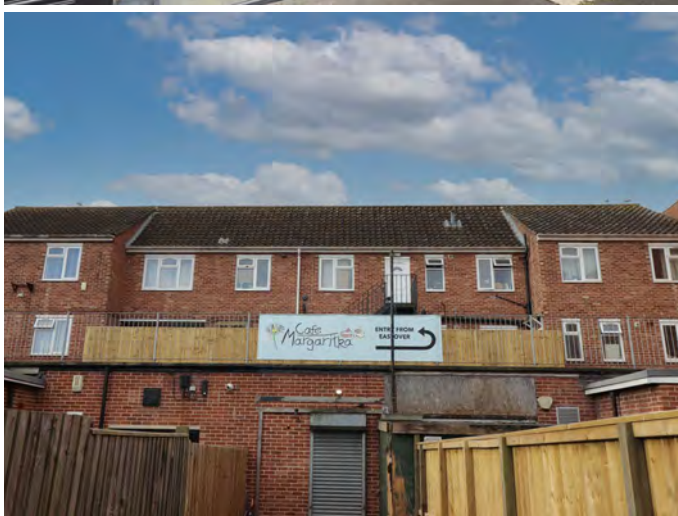
FOR SALE Investment Opportunity

Mixed Use Investment Opportunity

37—43A Eastover, Bridgwater, Somerset TA6 5AW

£895,000





KEY FEATURES

- FULLY LET INVESTMENT PORTFOLIO • RETAIL & RESIDENTIAL UNITS • TOWN CENTRE LOCATION •
- PARKING AREA TO REAR • CLOSE PROXIMITY TO LOCAL AMENITIES •



Lyndon Brett Partnership

Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

County Court Chambers, Queen Street, Bridgwater, TA6 3DA • Email: info@lbp-rics.co.uk • 01278 450350 • Website: www.lbp-rics.co.uk

DESCRIPTION

This mixed use investment includes 5 No. Retail shops with 5 No. Residential flats above, on first and second floors, accessed between a staircase between 41 and 43 Eastover and over a communal flat roof terraced area.

All retail units are let on Leases and all Flats on ASTs as shown overleaf.

The properties are available for sale Freehold as a combined portfolio with the benefit of the existing Tenancies in situ, providing a fantastic investment opportunity in Bridgwater.

The investment itself is situated in Eastover, located in Bridgwater, just 500m from the Town Centre and within walking distance of the town's facilities.

LOCATION

Bridgwater is a historic market town in Somerset, with increasing investment within the Town Centre and outskirts with new development such as Northgate Yard, which includes a new Cinema, Sports Bar and Restaurants.

The property is situated within close proximity to a range of amenities including large Convenience Stores, Bridgwater Retail Park, Hotel, and Shops.

The Town benefits from excellent transport links to the M5 via J23 and J24, and is just 12 miles North of Taunton and 30 miles South-West of Bristol.

There are good rail network links to Bristol, Exeter and London.

Bridgwater also benefits from access to the Quantock Hills (Area of Outstanding Natural Beauty) and various coastlines nearby.

SERVICES

Mains electricity, gas, water and drainage are connected to the site along with telephone lines and internet, subject to individual connections.

(We confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.)

EPC

Each Commercial and Residential unit has a separate EPC assessment with all EPCs being current and copies can be provided upon request.

OUTGOINGS

Each Commercial unit is independently assessed for Business Rates.

All Residential Flats are rated Council Tax Band A.

PLANNING

The property currently benefits from a mix of Retail units and Residential units.

Any prospective Purchaser should make their own enquires to the Planning department regarding their proposals and intended future use.

INVESTMENT

The investment portfolio currently brings in a gross total income of £78,280 per annum, based on the current Tenancies and Leases in place - see overleaf for further details.

Based on the guide price and on income, this is reflective of a 8.7% yield.

METHOD OF SALE

The property is being sold by way of Private Treaty for the Freehold comprising 37 - 43A Eastover, within Land Registry Title Number ST91280.

GUIDE PRICE

Guide price is £895,000.

Consideration may be given to offers of individual units of the portfolio but the Vendor is not obliged to accept any offers.

VAT

VAT is not applicable on the purchase price.

LEGAL COSTS

Each party to be responsible for their respective legal fees.

ANTI MONEY LAUNDERING

Any prospective Purchaser will be required to provide relevant photo ID and proof of address to comply with current regulations.

VIEWINGS

Viewings are offered strictly by prior appointment with the sole agent:



Contact: Emma Moffatt
Tel: 01278 450350 / 07718563720
Email: emma@lbp-rics.co.uk



SITUATION

- Miles:** 12 miles North of Taunton
15 miles West of Glastonbury
30 miles South-West of Bristol
- Roads:** A38, A39, M5 (Junctions 23 & 24)
- Rail:** 0.4 miles West of Bridgwater Railway Station
- Air:** 25 miles south-west of Bristol Airport



The Association of Valuers of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 07718 563720
Lyndon Brett - Principal - Chartered Surveyor & RICS Registered Valuer - 07970 893963





ACCOMMODATION

Property	Sq. M	Sq. Ft	Rent P/A	Lease Start & End Date	ERV
Commercial					
37 Eastover	77.5	834	£10,000.00	01/03/23 - 28/02/28	£10,630.00
39 Eastover	77.5	834	£6,500.00	21/04/2016 - 20/04/2021 (Holding Over)	£10,630.00
41 Eastover	46.5	501	£7,200.00	01/03/23 - 28/02/25	£6,378.00
43 Eastover	86.8	934	£8,000.00	16/12/2020 - 15/12/2026	£11,905.00
43A Eastover	89.9	968	£8,000.00	24/06/2007 - 23/06/2028	£12,330.00
Residential					
41A Eastover (3 Bedroom)	88	947	£8,640.00	25/11/2020 - 6 month AST	£10,800.00
41B Eastover (2 Bedroom)	56	603	£8,340.00	12/12/22 - 6 month AST	£8,400.00
41C Eastover (2 Bedroom)	56	603	£7,800.00	03/08/22 - 6 month AST	£8,400.00
41D Eastover (3 Bedroom)	80	861	£7,800.00	24/11/22 - 1 month AST	£10,200.00
41E Eastover (3 Bedroom)	90	969	£6,000.00	24/06/2007 - 23/06/2028	£11,400.00
Total Income			£78,280		£101,072.00
	Investment Yield 8.7%				Reversion Yield %

IMPORTANT NOTICE

Lyndon Brett Partnership and their clients give notice to the following:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client.
2. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.