



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

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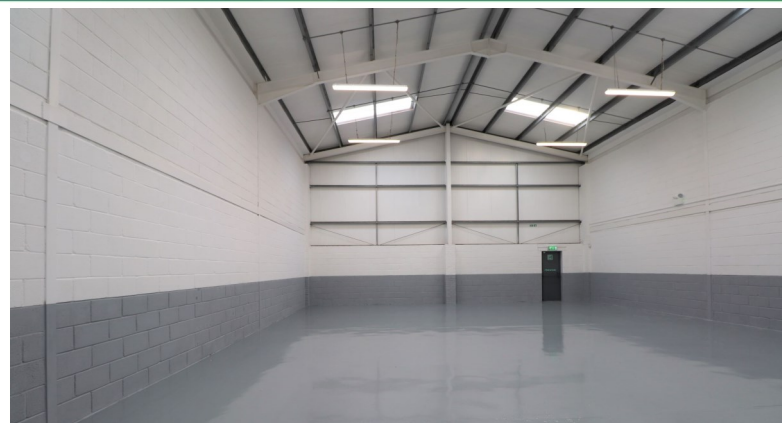
TO LET

Industrial Unit

Industrial Unit with B1 (E), B2 & B8 Consent - 205m² (2,206ft²)

Unit 4, Transform Estate, Wylds Road, Bridgwater TA6 4DH

£19,000 Per Annum, Exclusive



The Association of Valuers
of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 077 18 563720

Lyndon Brett - Principal - Chartered Surveyor & RICS Registered Valuer - 07970 893963



DESCRIPTION

A workshop/warehouse unit, available in a prominent position just off Wylds Road, arguably one of the premier commercial locations in Bridgwater; with good access from the main road and located to the rear of the well-known dealership - Riders Motorcycles.

Wylds Road has a mix of trade counter businesses including Wickes, Topps Tiles, Dulux DC, Greggs, Howdens, Magnet and Screwfix plus manufacturing and warehousing companies.

ACCOMMODATION

The building is of steel portal frame construction with brick, block and insulated profile steel elevations and roof which is internally lined. The floor is of concrete construction.

The Unit is laid out as follows:

Ground Floor Office & WC	13m ² (140 ft ²)
Warehouse	175m ² (1,884ft ²)
Mezzanine Office	16.8m ² (181 ft ²)

The Unit benefits from a three phase power supply, plus electrically operated roller shutter with 4.7m high doors as well as pedestrian access and parking to the front for two to three vehicles.

SERVICES

Mains three phase electricity, water and drainage are connected to the property. Telephone lines available for connection subject to BT Regulations.

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

EPC

The Energy Performance rating is D82. A copy of the EPC can be available upon request.

OUTGOINGS

We are aware the current rateable value for Unit 4 is £16,500 as per the April 2023 assessment.

SERVICE CHARGE

Not applicable.

BUILDINGS INSURANCE

The property is insured under the Landlord's policy and the Tenant to reimburse the Landlord for the proportional premium payable.

TENURE & TERMS

The property is offered To Let by way of a new Full Repairing and Insuring Lease for a term to be agreed.

RENT

The Unit is available at £19,000 per annum, exclusive.

VAT

Under the Finance Act 1989 VAT may be added to rents levied at the direction of the Landlord. We recommend that prospective Tenants establish the VAT implications before entering into any agreement.

DEPOSIT

A deposit equivalent to three month's rent or three years audited accounts will be required.

LEGAL COSTS

The prospective Tenant is to be responsible for the Landlord's reasonable legal costs

ANTI MONEY LAUNDERING

The ingoing Tenant will be required to provide relevant photo ID and proof of address to comply with current regulations.

PLANNING

The prospective Tenant should make their own enquires to the Planning department regarding their proposals and intended use.

RICS CODE OF PRACTICE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before entering into a business agreement.

The Code is available through professional institutions and trade associations or via www.commercialleasecodeew.co.uk.

ASBESTOS

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 Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Lyndon Brett Partnership and accordingly we recommend you obtain advice from a specialist source.

IMPORTANT NOTICE

These particulars are believed to be correct at the time of preparation but their accuracy is not guaranteed and do not form part of any contract.

LOCATION

Miles: 11 miles north-east of Taunton

15 miles west of Glastonbury

30 miles south-west of Bristol

Roads: A38, A39, M5 (Junctions 23 & 24)

Rail: 1 mile north-west of Bridgwater Railway Station

Air: 25 miles south-west of Bristol Airport

