



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



FOR SALE

Retail Warehouse

Former Lauries Furniture

Retail Warehouse Unit with E Consent (252.84m² / 2,720ft²)

2 Watsons Lane, Bridgwater, Somerset TA6 5BE

Guide Price: £150,000



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

Due to retirement, Lauries Furniture has now closed and so we are marketing a large open plan retail warehouse unit, offering the opportunity to own a retail warehouse in the centre of Bridgwater which could be re-let as is, or repurposed for a variety of different uses.

ACCOMMODATION

The premises is an open plan warehouse retail unit (2,622.75ft²) with 2 No. WCs towards the rear of the property (97.8ft²).

The property benefits from 2 No. shop windows and personnel door.

There is no rear access to this property.

SERVICES

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

(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

The Energy Performance rating is B44. A copy can be made available upon request.



OUTGOINGS

We are aware the property is assessed for business rates, under 'Laurie's Furniture Warehouse 1 - 2 & 7, New Road, Watsons Lane with a Rateable Value of £14,750.

We are aware that the property will need to be reassessed for business rates once the building is separated off from the adjacent warehouse.

Relief from Business Rates may apply, subject to status; where the rateable value is less than £12,000, 100% relief applies and tapered relief from 100% to 0% where between £12,000-£15,000.

METHOD OF SALE

The property is being sold by way of private treaty sale for the Freehold within Land Registry Title ST352281.

GUIDE PRICE

We are marketing the property with a guide price of £150,000.

Offers are invited on an unconditional basis.

VAT

VAT is not applicable on the purchase price.

LEGAL COSTS

Each party is responsible for their own respective legal costs.

ANTI MONEY LAUNDERING

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

PLANNING

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

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.

INFORMATION

An information pack is available, which includes geotechnical reports, site information and ground investigative reports and these can be provided, upon request, via a link due to file size.

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: 0.6 miles west of Bridgwater Railway Station

Air: 25 miles south-west of Bristol Airport