



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



TO LET

Retail Warehouse

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

2 Watsons Lane, Bridgwater, Somerset TA6 5BE

£ 17,000 PAX



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 for a new business to take occupation and could be used for a variety of different uses, within the E use class category.

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 Tenant 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 currently assessed for business rates with the neighbouring property and will therefore need to be reassessed once a new Tenant takes occupation of the warehouse unit section only.

SERVICE CHARGE

The Tenant will be taking on the property on Full Repairing and Insuring terms so will be liable for the property in its entirety.

A service charge will not be applicable for this building.

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 retail warehouse unit is available at £17,000 per annum, exclusive.

VAT

VAT would not be applicable.

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: 0.6 miles west of Bridgwater Railway Station

Air: 25 miles south-west of Bristol Airport

