



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 Premises with Redevelopment Potential (STP)

Ground & First Floor Retail & Storage - 291.91 m<sup>2</sup> (3,140ft<sup>2</sup>)

'Laurie's Furniture' New Road, Bridgwater TA6 5BE

Guide: £225,000 - £250,000

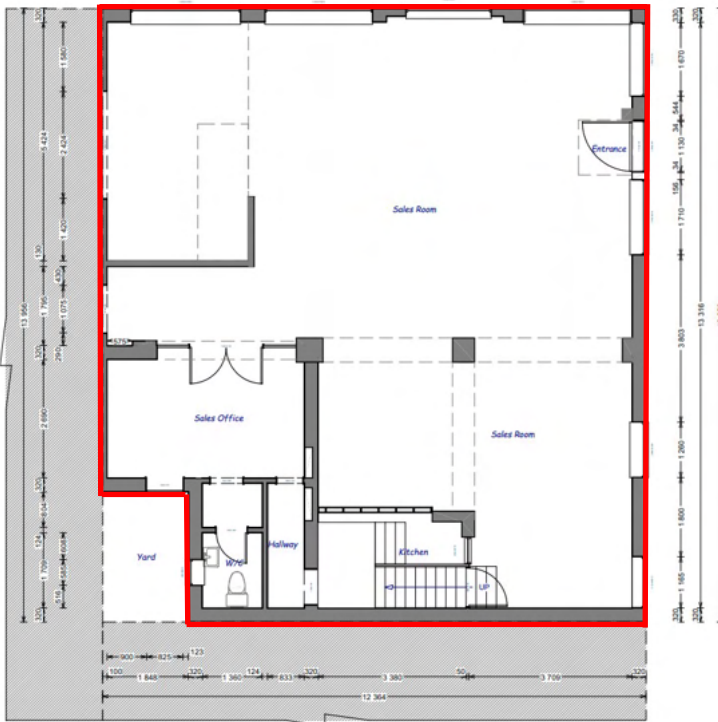


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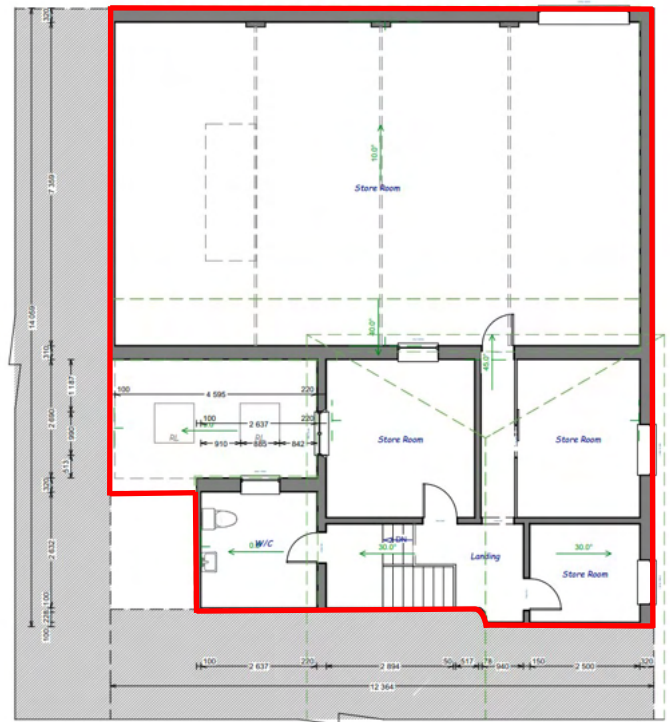
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GROUND FLOOR



FIRST FLOOR



## KEY FEATURES

- EXCELLENT SHOP FRONTAGE • EXISTING E USE CONSENT • PARKING NEARBY •
- RE-DEVELOPMENT POTENTIAL - SUBJECT TO PLANNING • VARIETY OF FUTURE USE OPERATIONS •

## DESCRIPTION

Due to retirement of the owners, we are now marketing the well known 'Lauries Furniture' premises, situated on New Road and Watsons Lane with double fronted shop windows.

The property has been used as a retail store known as 'Lauries Furniture' for the past 20 years with the first floor areas being used for office and storage facilities.

The premises could continue to be used as a retail shop with storage above, but would also suit redevelopment, particularly of the upper floors, subject to Planning and refurbishment.

The property is available for sale Freehold with vacant possession in light of the impending retirement.

## ACCOMMODATION

Access to the property is afforded through a door located on New Road, leading in to the retail area.

Previously, there had been a second door which would have led in to the property and up the stairs to the first floor but this was previously removed as it was surplus to requirements but could be reinstated, to create a separate access for the upper floors, if required.

The property benefits from first floor rooms, which are currently being used for storage but could be re-purposed subject to Planning and refurbishment, to create residential apartment/flat accommodation or to create offices etc.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	152.65	1,642.51
First Floor	139.26	1,498.43

## SITUATION

The property itself is situated in the centre of Bridgwater, opposite Asda and the local Bus Station and so is within walking distance of all the town's facilities and amenities.

Bridgwater is a historic market town with increasing investment being made within the Town Centre and outskirts with new developments which has seen Bridgwater expand exponentially with residential housing estates, industrial sites at both J23 (Dunball) and J24 (Bridgwater Gateway) as well as redevelopment of properties within the town centre with upper floors of retail properties being repurposed to residential dwellings, supported by the Local Council due to the need to create more housing provision.

## SERVICES

Mains electricity, water and drainage are connected to the property.

Telephone lines would 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

D78 - a copy of the EPC can be provided on 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 property is sold and 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 ST224888.

## PRICE

We are guiding between £225,000 - £250,000.

## VAT

VAT is not applicable on the purchase price.

## LEGAL COSTS

Each party to be 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.

## 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:** 0.5 miles west of Bridgwater Railway Station

**Air:** 25 miles south-west of Bristol Airport

