



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 Investment Property

Retail Investment Opportunity (178.6m² / 1,921.3ft²)

44 St MARYS STREET BRIDGWATER SOMERSET TA6 3LY

£220,000



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

We are offering this retail investment property for sale, in the heart of Bridgwater Town Centre with the benefit of the existing Tenant in situ - 'Pat Watts Motorcycles' on a 5 year term, granted in 2022.

Bridgwater has a population of 41,000 and has seen increased investment being made within the Town Centre and outskirts with not only residential housing estates, industrial sites at both J23(Dunball) and J24 (Bridgwater Gateway), as well as redevelopment within the centre including the new Cinema, Sports Bar and Restaurant complex known as 'Northgate Yard', improving the area and encouraging footfall within the Town Centre.

ACCOMMODATION

The property offers a good size retail space on ground floor only, with office, kitchen and WC facilities to the rear, with an overall floor area space of 178.6m² (1,921.3ft²).

There is an internal staircase leading to the flat roof area for maintenance purposes and the property benefits from rear access and parking for deliveries etc.

SERVICES

We understand the property has the benefit of mains electricity, water and drainage although we have not tested any of the service installations and the current Tenant will be responsible for all services as part of their Lease obligations.

EPC

The property has an Energy Performance rating of E122. A copy can be made available on request.

RATES

The property has a rateable value of £20,250 under the April 2023 assessment for which the current Tenant is responsible for.

METHOD OF SALE

The property is being sold by way of private treaty sale for the Freehold within Land Registry Title ST128902.

The property is being sold as an investment with the benefit of the existing Tenant in situ, on a 5 year term Lease as of January 2022, paying an annual rent of £15,600. No rent reviews or break clauses within the remainder term of the Lease.

PRICE

We are seeking a sale price of £220,000.

VAT

We understand 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 future 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:** 0.8 miles west of Bridgwater Railway Station
- Air:** 25 miles south-west of Bristol Airport