



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**

## Workshop/Warehouse Unit Available by way of Lease Assignment

Industrial Unit with B1 (E), B2 and B8 Consent (266m<sup>2</sup> / 2,872ft<sup>2</sup>)

Unit 1, Jesse Lee Close, The Drove, Bridgwater, TA6 4ZP

£25,470 PAX



The Association of Valuers  
of Licensed Property

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## DESCRIPTION

The Unit is located on Jessie Lee Close, in a prominent position just off the junction of The Drove and Wylds Road, benefiting from a high profile frontage to a heavily trafficked area.

The Unit is available by way of assignment of the existing Lease due to business relocation and would suit a variety of occupiers who operated under E, B2 and B8 use class consent.

Jessie Lee Close includes other occupiers such as Medlock, C&S Fitness and AIP (Air Industrial Power).

## ACCOMMODATION

The Unit offers open warehouse space with an office and/or staff welfare facilities with kitchenette, DDA (Disability Discrimination Act) toilet facilities and area which could be remodeled for trade counter operations.

The Unit also benefits from LED lighting, electrically operated insulated up and over warehouse doors and on-site car parking.

The existing mezzanine floor belongs to the Tenant and could remain in situ, subject to price being agreed.

## SERVICES

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

*(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 Unit has an EPC rating of C56. A copy can be made available upon request.

## RATES

The property is currently assessed for Business Rates as follows:

*Rateable Value: £21,750*

## 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 Lease Assignment on Full Repairing and Insuring terms, with the current Lease due to expire as of **May 2026**.

## RENT

The Unit is available at the current passing rent of £25,470 per annum, exclusive, with no further rent reviews due for the remaining term of the Lease.

## VAT

Under the Finance Act 1989 VAT may be added to rents levied at the direction of the Landlord.

VAT is chargeable on the rent.

## 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

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](http://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), although the Unit had been built in 2014 so no asbestos report will be required.

## 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

