



# FOR SALE Investment Property

Multi Let Investment Opportunity (693.84m<sup>2</sup> / 7,465ft<sup>2</sup>)

1 Old Taunton Road, Bridgwater, Somerset TA6 3NY

£300,000







## 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



## DESCRIPTION

We have the pleasure of offering this investment property for sale, located in a secondary location of the Town Centre but nonetheless, a busy thoroughfare with passing traffic and local on-street parking.

This property offers a mixed retail and office development premises with a variety of users including Biddiscombes, a long standing retail business established in 1906 selling home furniture products.

The property is available for sale Freehold, subject to the existing Tenancies in place; making this an ideal investment opportunity with high occupancy levels.

Full details can be provided on Tenant occupation, upon request.

## ACCOMMODATION

The premises comprises 2 No. retail units at ground floor level with 9 No. office units at first floor level.

The retail shops have the benefit of excellent shop frontage and independent access, with the first floor offices having their own independent access at ground floor level.

Communal toilets are available at first floor level for the office Tenant occupiers, plus shared Kitchen facilities.

The retail premises let to Biddiscombes is an extensive retail area split over ground and first floor, with independent WC and staff room facilities at first floor.

The smaller retail shop had undergone significant refurbishment which had included a new heating and cooling air conditioning system, reconfiguration of the office areas, new lighting, new flooring throughout and WC and kitchenette areas refurbished prior to the new Tenant taking occupation in March 2023 on a 10 year term basis.

Premises	Area m <sup>2</sup>	Occupier
Shop (1)	514.39	Let
Shop (2)	93	Let
Office 1	7.2	Let
Office 2	12	VACANT
Office 3	6	VACANT
Office 4	6	LET
Office 5		Let
Office 6, 7, 10	40.95	Let
Office 8	14.3	Let

## INVESTMENT

The premises has a current rental income of £40,400 per annum, on the current occupancy with a projected income of £44,420 per annum when Offices 2 & 3 are re-let.

Details of current expenditure can be provided upon request, deducted from the gross income.

Based the guide price and on the current rental income, this will reflect a net yield of 13.03% or 14.33% on the gross projected income, allowing for standard purchaser's costs of 3.30%.

## SERVICES

Mains electricity, water and drainage are connected although services are shared with various parts of the building and costs shared between all occupants through a service charge.

Details can be provided upon request.

*(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 premises has an overall Energy Performance Certificate rating is C73.

## OUTGOINGS

We understand from the Valuation Office Agency that the premises has the following rating assessments:

*Biddiscombes - £26,000*

*Four Seasons Health & Beauty - £12,000*

*Offices - £5,700*

Where applicable, Tenants are responsible for business rates however, the offices are currently under one assessment and we understand that a contribution towards business rates is included in the office rents.

## TENURE

The property is being sold Freehold with the benefit of the office Tenants in occupation on simple rolling monthly Tenancy agreements. Both retail shops are let on long term Leases.

## PRICE

We are asking £300,000 for the Freehold.

## VAT

VAT will not be applicable on the purchase price.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ANTI MONEY LAUNDERING

A prospective Purchaser will be required to provide relevant photo ID and proof of address documentation to comply with current regulations, when putting forward an offer.

## PLANNING

Prospective Purchasers should make their own enquires to the Planning department regarding their proposed plans for the premises.

It is to be noted that the retail premises can only be used for retail or professional office purposes and is prohibited from being used to sell alcohol or as a place for public entertainment, due to the restrictive covenant placed on the premises.

## VIEWINGS

Viewings are offered strictly by prior appointment with the joint agents:



Contact: Emma Moffatt  
Tel: 01278 450350 / 07718563720  
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Contact: Joseph Hughes  
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