



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 PREMISES

Prominent Retail Premises with E Consent (194.25m² / 2091ft²)

11 FORE STREET, BRIDGWATER, SOMERSET TA6 3NQ

£20,000 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

We are pleased to be offering this prominent retail premises in the centre of Bridgwater, to Let.

The property is an end of terrace building providing a ground floor retail shop with ancillary accommodation on upper floors, with independent access from the side elevation.

The property is situated within the pedestrianised area of Fore Street and benefits from close proximity to a number of retailers and local amenities.

The owners may consider a sale - further details can be provided on request.

ACCOMMODATION

The shop comprises a good sized retail space with ancillary accommodation above which would suit storage/offices and/or could be suitable for residential development, subject to Planning.

Ground Floor	96.15 m ² (1,035ft ²)
First Floor	45.90 m ² (494ft ²)
Second Floor	52.20 m ² (562ft ²)

SERVICES

We understand that 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 prospective Tenant or Purchaser must satisfy themselves independently as to the state and condition of such items.)



EPC

The Energy Performance rating is E120. A copy can be made available on request.

RATES

We are aware the current rateable value via the Valuation Office is £14,000.

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.

SERVICE CHARGE

Not applicable - the building would be let on Full Repairing and Insuring Terms.

BUILDINGS INSURANCE

The property is insured under the Landlord's policy and any prospective Tenant would be required to reimburse the Landlord accordingly.

TERMS

The property is offered on a new Full Repairing and Insuring Lease for a term to be agreed, subject to five yearly, upward only rent reviews.

PRICE

The retail shop is available TO LET at £20,000 per annum, exclusive.

A sale of the Freehold may be considered - subject to price being agreed. Further details can be provided.

VAT

VAT is not applicable.

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 east of Bridgwater Railway Station

Air: 25 miles south-west of Bristol Airport

DEPOSIT

A deposit equivalent to three month's rent or three years audited accounts will be required if a letting is considered.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

Any prospective Tenant or Purchaser will be required to provide relevant photo ID and proof of address to comply with current regulations.

PLANNING

Any prospective Tenant or Purchaser should make their own enquires to the Planning department regarding their proposals and intended use.

RICS CODE OF PRACTICE

Any prospective Tenant 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.