



FOR SALE

Retail Premises

Retail Premises with Upper Floors (Development Potential STP)

52 Clare Street, Bridgwater, Somerset TA6 3EN

Guide Price: £160,000



DESCRIPTION

We are marketing this ground floor retail premises with upper floor office and storage accommodation for sale Freehold, offering potential for development and conversion of upper floors - subject to Planning, retaining the well presented ground floor retail space which could be used for a variety of businesses under 'E' use class category.

The property is situated on Clare Street, just behind the High Street and adjacent to Angel Place Shopping Centre.

ACCOMMODATION

The property comprises:

Ground Floor:	105.2m ² (1,132ft ²)
First Floor:	92.82m ² (998.74ft ²)
Second Floor:	48.79m ² (525ft ²)
Total:	246.81m² (2,655ft²)

The well presented ground floor retail space benefits from a large glass frontage and roller shutter doors, with a large storage/office to the rear.

Access to the upper floors is via a separate staircase from the front of the property.

Whilst the property does not have parking provisions, it is located adjacent to Angel Place Shopping Centre with parking permits available.

SERVICES

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

The Energy Performance rating is C64. A copy can be made available upon request.

RATES

We are aware the property is currently assessed for business rates as follows:

Ground Floor -	£6,400
First Floor Front -	£1,700
First Floor Rear -	£2,700
Second Floor -	£1,950

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 ST292700, with vacant possession.

GUIDE PRICE

We are marketing the property for sale at £160,000.

Offers are invited on an unconditional basis.

VAT

VAT is not applicable on the purchase price.

LEGAL COSTS

Each party is 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.

INFORMATION

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: 1.3 miles west of Bridgwater Railway Station

Air: 25 miles south-west of Bristol Airport

