



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**

# Café / Restaurant

Ground Floor Café/Restaurant Space (1,386ft<sup>2</sup>)  
Unit 21, Angel Place Shopping Centre. Bridgwater TA6 3TQ  
£17,000 PAX



The Association of Valuers  
of Licensed Property

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Lyndon Brett - Principal - Chartered Surveyor & RICS Registered Valuer - 07970 893963



## DESCRIPTION

Angel Place Shopping Centre is situated in the heart of the town and is home to a number of high street brands including Peacocks, Holland and Barrett, Iceland, Bon Marche, One Beyond, Savers and The Works as well as thriving independent businesses.

This café/restaurant unit has the benefit of the large ground floor seating area and upper floor office/store room space.

Angel Place has a roof level car park with 380 spaces.

## ACCOMMODATION

The area available includes ground floor kitchen and servery along with a large seating area to the front, plus first floor office/storage space.

## SERVICES

Mains electricity, water and drainage are connected to the retail unit. - independently metered.

Telephone lines available for connection subject to BT Regulations.

*(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 Energy Performance rating is E110. A copy can be made available on request.

## RATES

We are aware Unit 21 is assessed for Business Rates as of April 2023 at £19,250. The rates payable is estimated at £9,605 per annum although relief may be available linked to retail, hospitality and leisure uses but Tenants must make their own enquiries to confirm.

## SERVICE CHARGE

A service charge is payable to include costs relating to maintenance and repair of the external areas of the building and costs associated with the communal areas. Current costs are calculated at £7,290 per annum.

## BUILDINGS INSURANCE

The property is insured under the Landlord's policy and the Tenant to reimburse the Landlord - calculated at £520.06 for the current year.

## TENURE & TERMS

The property is offered To Let by way of a new proportional Full Repairing and Insuring Lease for a term to be agreed, outside the Landlord and Tenant Act.

## RENT

£17,000 per annum, exclusive.

## VAT

VAT is applicable on all payments.

## DEPOSIT

A deposit equivalent to three month's rent or three years audited accounts will be required.

## LEGAL COSTS

Each party is to pay their own respective legal costs.

## ANTI MONEY LAUNDERING

Any prospective 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 enquiries to the Planning department regarding their proposals and intended use.

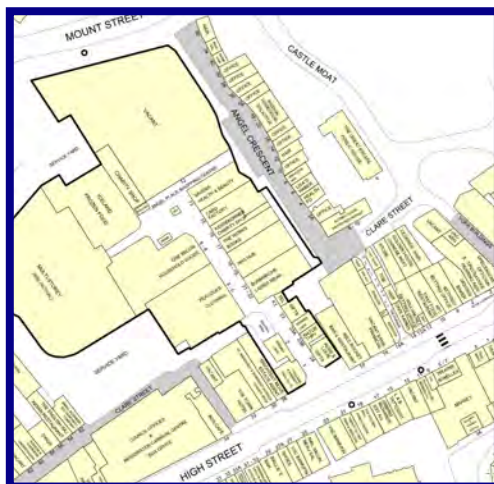
## RICS CODE OF PRACTICE

Tenants should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends seeking 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).

## VIEWINGS

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



## LOCATION

Bridgwater is a historic market town in Somerset, with increasing investment being made including new development of Northgate Yard, which includes a new Cinema, Sports Bar and Restaurants along with the 'Celebration Mile' regeneration project set to improve the key areas of the Town Centre, as well as developments out of town including Hinkley Point C and Gravity - a new 'Smart Campus' with the anchor Agratas building a Gigafactory set to open in 2026 on the 616 acre site.

The Town benefits from excellent transport links to the M5 via J23 and J24, and is just 12 miles North of Taunton and 30 miles South-West of Bristol.

There are good rail network links to Bristol, Exeter and London.



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## 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.