



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



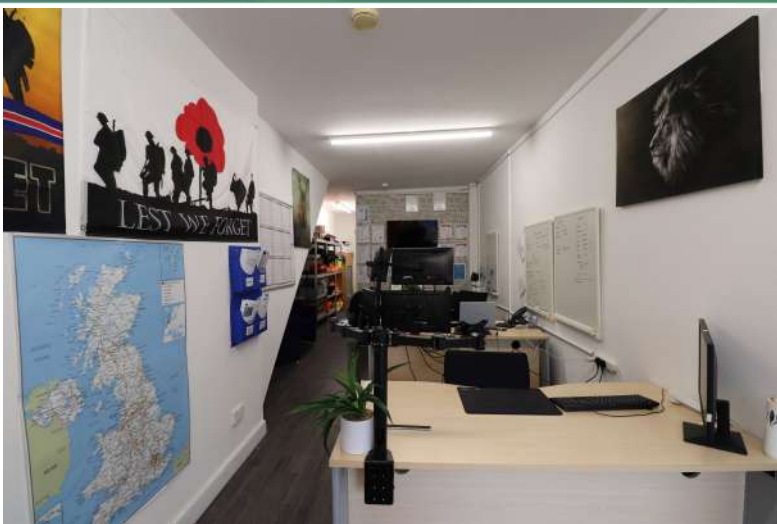
TO LET

Retail Shop

Retail Shop (43.51 m² / 468ft²)

38 Market Street, Bridgwater, Somerset, TA6 3EP

£6,600 Per Annum, Exclusive



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

Ground floor retail shop with small court yard area to the rear of the property, located in the Town, adjacent to Angel Place Shopping Centre.

The shop makes an ideal opportunity for a small retail or office business. May also suit hairdresser or beauty business.

ACCOMMODATION

Good size retail space, separated in two areas, although stud work could be removed to give a larger open plan space.

Kitchenette area and WC located to the rear of the property with access leading to a private courtyard.

SERVICES

Mains electricity, water and drainage are connected to the property. Telephone lines could be 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 D83 .

A copy can be made available upon request.

OUTGOINGS

The property is assessed for Business Rates as follows:

Rateable Value: £5,000

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.

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 a new Internal Repairing and Insuring Lease for a term to be agreed or by way of Licence agreement for a term to be agreed.

RENT

The premises is available at £6,600 per annum, exclusive.

VAT

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

VAT is not applicable.

DEPOSIT

A deposit equivalent to two 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

You 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

Under the Control of Asbestos Regulations 2012 (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.



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 west of Bridgwater Railway Station

Air: 25 miles south-west of Bristol Airport