



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

Ground Floor Premises

Formerly occupied by Impeccable Care Funeral Services

46 Eastover, Bridgwater, Somerset TA6 5AR

£18,000 Per Annum, Exclusive



Emma Moffatt - Commercial Sales & Lettings - 077 18 563720
Lyndon Brett - Principal - Chartered Surveyor & RICS Registered Valuer - 07970 893963





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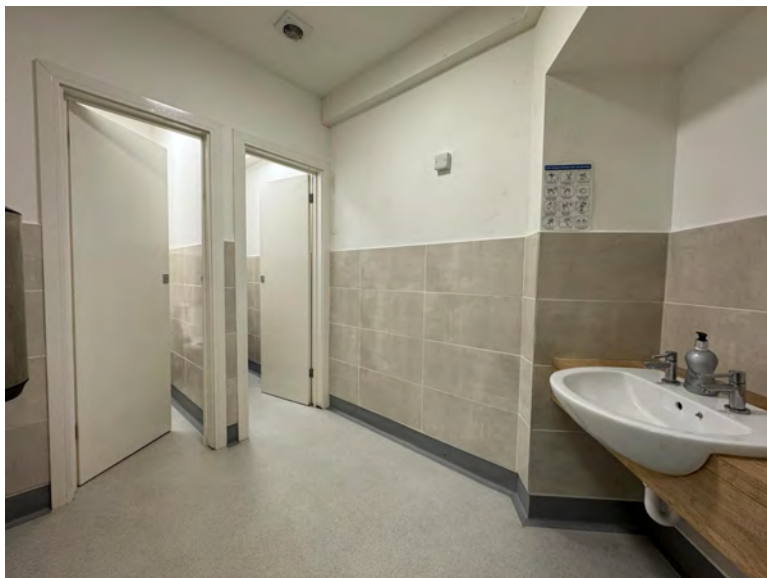
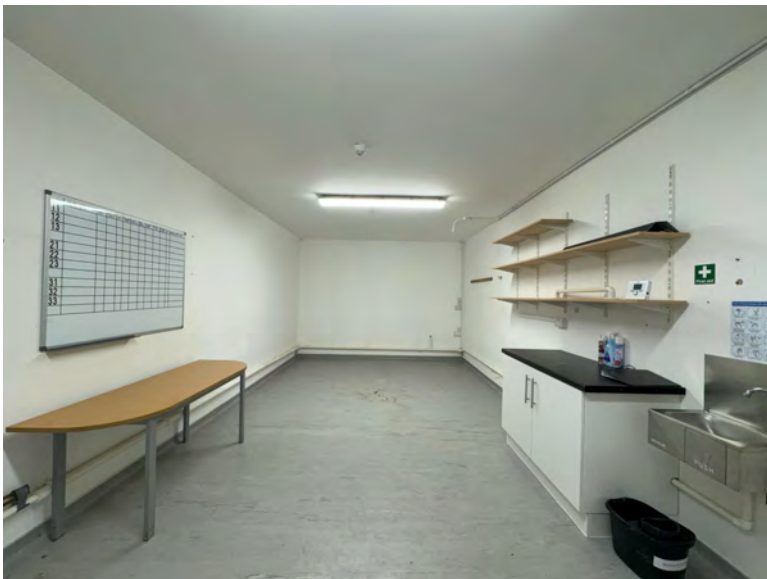
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DESCRIPTION

Formerly used as a Funeral Directors, we are now marketing this Ground Floor Premises with (A1) now E Use Class Consent, offering an ideal opportunity for a similar business or another within the E Use Class category.

The property previously underwent major refurbishment prior to the Tenants taking occupation who have subsequently fitted out the property to a high standard.

The property is situated in Eastover, adjacent to the Mercure Hotel, as well as a number of shops including a beauty salon, barbers, café and more. Eastover is a mixed-use area with local shops; cafes and restaurants; residential houses and flats.

Eastover is currently undergoing work as part of the 'Celebration Mile' which identified Eastover and Bridgwater Railway Station as key areas for improvement with a much needed facelift.

ACCOMMODATION

The accommodation comprises of:

Entrance lobby leading in to a reception room, office and separate chapel area

118.43m² (1,274ft²)

Towards the rear, the property benefits from an area designed to be used as a kitchen and store area

27.6m² (296ft²)

Welfare area, corridor, cupboard, separate gentleman, ladies and disabled WC facilities

58.3m² (628ft²)

The property also benefits from a cellar, previously used when the property was a Pub.

SERVICES

Mains electricity, gas, water and drainage are connected to the property. Telephone lines available for connection subject to BT Regulations.

(We confirm that we have not tested any of the service installations and any prospective Tenant must satisfy themselves independently as to the state and condition of such items.)

EPC

The Energy Performance rating is C58 - a copy can be made available on request.

OUTGOINGS

We are aware the rateable value for the premises is £13,000.

Relief from Business Rates may apply, subject to status; tapered relief from 100% to 0% where between £12,000-£15,000.

SERVICE CHARGE

The Landlord will retain a right to on charge costs relating to the external maintenance, repair and decoration of the building as well as all costs associated with the common areas, based on a floor area percentage.

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 proportional Full Repairing and Insuring Lease for a term to be agreed.

RENT

The premises is available at £18,000 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

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.

The existing use was previously obtained prior to the premises being used as a Funeral Directors, and at the time, this was under Use Class (A1), now E.

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

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: 0.4 miles west of Bridgwater Railway Station

Air: 25 miles south-west of Bristol Airport