



**TO LET**

**RETAIL SHOP**

2A Angel Crescent, Bridgwater  
Somerset TA6 3EW  
£8,500 PAX





## DESCRIPTION

Ground floor retail shop set within a Grade II listed building, located within the sought after location of Angel Crescent, a Victorian Terrace of properties with a range of businesses including hairdressers, electricians, beauty salons, haberdashery, solicitors, financial advisors and more.

Angel Crescent benefits from easy access to Angel Place Shopping Centre and Car Park as well as the High Street. Angel Crescent also benefits from linkage to the new Cinema, Bowling Alley and Restaurant complex located on Northgate.

The property has recently undergone work to create a new shop front, with further refurbishment work to be completed internally, providing a small retail shop with back room storage or office, prior to a Tenant taking occupation.

## ACCOMMODATION

The shop comprises :

Retail Area - 210.04 ft<sup>2</sup>

Kitchen - 69.62 ft<sup>2</sup>

Covered Area - 116.21 ft<sup>2</sup>

Back Room - 100.93 ft<sup>2</sup>

**Total - 496.76 ft<sup>2</sup>**

## SERVICES

Mains electricity, 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 Tenant must satisfy themselves independently as to the state and condition of such items.)*



## EPC

The Energy Performance rating is D84. A copy can be made available on request.

## RATES

The property will need to be reassessed for business rates as the property has recently been split and so the rating assessment will need to be applied for, once a Tenant takes occupation.

*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

The Tenant will be responsible for contributing towards external maintenance, repair and decoration costs, as and when these costs arise based on a proportional area of occupation.

## BUILDING 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 proportional Full Repairing and Insuring Lease for a term to be agreed or Licence Agreement.

Under the terms of the agreement, the Tenant will be responsible for all internal repairs, decoration and maintenance including fire safety, plus maintenance and replacement of the doors, door frames and windows.

## RENT

The retail shop is available at £8,500 per annum, exclusive.

## 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

## VAT

VAT will not be applicable.

## 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.

## 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 via: [www.commercialleasecodeew.co.uk](http://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.