



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 Open Storage Yard

Open Storage Yard (7,849m² / 1.93 Acres)

Former HM Plant Site, Wylds Road, Bridgwater, Somerset TA6

POA



DESCRIPTION

The site is situated in a prominent position and on the corner of the Wylds Road and Homberg Way crossroad junction.

The site is arguably the premier commercial location in Bridgwater, with a mix of users along Wylds Road including trade counter outlets such as Screwfix, Howdens, Wickes, Magnet and Riders Motorcycles.

SITE

The site for many years was the HM Plant yard, since relocated. The site would be ideal for any company looking to provide services to the Hinkley Point development or other companies, seeking storage yard.

SERVICES

No services are currently available on site but services are available in the immediate vicinity.

RATES

We are aware that the site is currently assessed as a whole for Business Rates as follows:

Rateable Value: £25,250

SERVICE CHARGE

Not applicable.

TENURE & TERMS

The site is available To Let, by way of short term Licence, for a term to be agreed dependent on the user and status.

RENT

Price on application.

VAT

Under the Finance Act 1989 VAT may be added to rents levied at the direction of the Landlord. We recommend that prospective Lessees establish the VAT implications before entering into any agreement.

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.

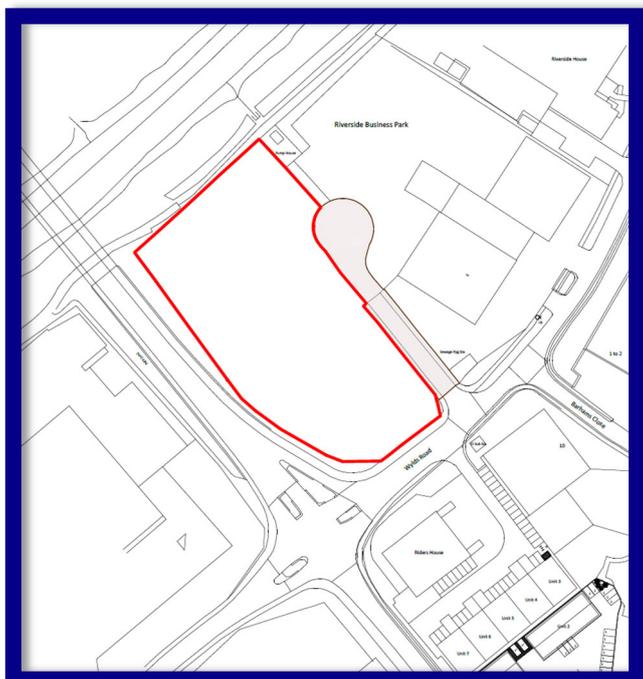
RICS CODE OF PRACTICE

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 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



A38, A39, M5 (Junctions 23 & 24)



1.1 miles north-west of Bridgwater Railway Station



25 miles south-west of Bristol Airport



12 miles north-east of Taunton

15 miles west of Glastonbury

33 miles south-west of Bristol