



**FOR SALE**

# Industrial Unit

Freehold Investment - Industrial/Warehouse Unit (69m<sup>2</sup> / 743ft<sup>2</sup>)

Unit 10, 6 - 8 Monmouth Street, Bridgwater TA6 5EJ

£60,000





## DESCRIPTION

The warehouse premises is located within a private commercial estate including various other industrial units and businesses and is available for sale independently, with a right of access over the shared entrance, from St John Street.

## ACCOMMODATION

The warehouse is an open plan unit, with roller shutter door access and is currently used by the Tenant for storage purposes.

## SERVICES

Mains electricity, water and drainage are connected to the property although we understand the water to be a shared supply with other occupiers on the Estate.

*(Any Purchaser must satisfy themselves independently as to the state and condition of such items.)*

## EPC

The warehouse has an Energy Performance Rating of E123.

## RATES

The unit is currently assessed for business rates, as Unit 10, 17 St John Street with a rateable value of £6,900.

The Tenant is responsible for rates as per the terms of the Licence Agreement.

## INVESTMENT

The property has a current rental income of £4,750 per annum, and let by way of Licence Agreement until October 2025.

Based on the guide price, 7.92% yield.

## TENURE

The property is being sold Freehold under Land Registry Title ST79005, with the benefit of a Tenant in situ.

Offered for sale by way of a Private Tender, with sealed bids to be received no later than **Wednesday 18th June 2025 at 12.00noon** to the offices of Lyndon Brett Partnership.

Form of Tender can be provided on request and sealed bids to be sent in an envelope marked 'TENDER - UNIT 10, 6 - 8 MONMOUTH STREET'.

## PRICE

We are asking £60,000 for the Freehold.

## VAT

VAT is not applicable on the purchase price.

## LEGAL COSTS

Each party to be responsible for their respective legal fees.

## ANTI MONEY LAUNDERING

The prospective Purchaser will be required to provide relevant photo ID and proof of address to comply with current regulations.

## PLANNING

Any prospective Purchaser should make their own enquires to the Planning department regarding their proposals and intended use.

## IMPORTANT NOTICE

There 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 (Junction 24 - 2.5 miles)



0.3 mile west of Bridgwater Railway Station



25 miles south-west of Bristol Airport



11 miles north-east of Taunton

15 miles west of Glastonbury

30 miles south-west of Bristol