



TO LET

Retail Shop

Retail Unit in Victorian Shopping Arcade - 43m² (460ft²)

Unit 5-11, The Avenue, Bridgwater, Somerset TA6 3BW

£6,900 PAX



DESCRIPTION

We are delighted to present this substantial double retail unit situated within The Avenue, a well-regarded Victorian shopping arcade located in the heart of Bridgwater town centre.

Offering direct access from both the High Street and Clare Street – the latter of which is set to become a fully pedestrianised zone upon completion of the upcoming 'Celebration Mile' works – this versatile unit provides an excellent opportunity for a variety of business types falling within the E use class.

The Avenue hosts a diverse mix of established occupiers, including a café, dog grooming salon, barbers, vape shop, gift and jewellery retailer, hairdressers, and beauticians.

Previously operated as a recruitment office, the unit is well-suited to both retail and professional service uses.

Public car parking is conveniently located nearby at Angel Place Shopping Centre.

ACCOMMODATION

This retail unit is a self contained double unit, located in the ground floor area of The Avenue with full shop frontage and three entrance doors.

The occupier will have access to the shared WC facilities within the Avenue on ground floor level.

SERVICES

Mains electricity, water and drainage are connected to the property. Water is included within the service charge costs but the Tenant will be responsible for electricity usage directly.

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 D90. A copy can be made available on request.

RATES

The current rateable value for the premises is £9,700 based on the April 2023 assessment.

Relief from Business Rates may apply, subject to status; where the rateable value is less than £12,000, 100% relief applies and tapered relied from 100% to 0% where between £12,000-£15,000.

SERVICE CHARGE

The Tenant will be required to contribute towards the service charge costs, currently charged at £88.17 per month, plus VAT, (subject to review annually).

The service charge costs will include cleaning, lighting, operation and maintenance of the common parts comprising the mall and the toilets areas and includes securing the development at night.

BUILDINGS INSURANCE

The property is insured under the Landlord's policy and the Tenant to reimburse the Landlord for the proportional premium costs. The current charges are £39.92 per month, plus VAT.

TENURE & TERMS

The property is offered To Let and is available by way of a new Law Society Lease Agreement for a term to be agreed.

RENT

The retail shop is available at £6,900 per annum exclusive.

Rent will be subject to annual reviews linked to Retail Price Index.

VAT

VAT is applicable.

DEPOSIT

A deposit equivalent to three month's rent or three years audited accounts will be required.

LEGAL COSTS

Each party will be responsible for their own respective legal costs.

ANTI MONEY LAUNDERING

A prospective 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.

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



2.2 miles from Junction 24, M5



0.7 miles 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