



**TO LET**

## First Floor Premises



First Floor Office  
(86.64m<sup>2</sup> / 932.25ft<sup>2</sup>)

60 Clare Street  
Bridgwater  
Somerset  
TA6 3EN

£7,500 Per Annum, Exc



## DESCRIPTION

We are pleased to be marketing a well presented first floor office space in Clare Street, with shop frontage, set back from the High Street but still in the Town Centre, with a variety of businesses nearby including Estate Agents, Beauty Salons, Hairdressers and Food outlets.

The property has been occupied by an independent Funeral Directors in recent years but prior to this, an established Fireplace and Heating Company for over 30 years so the property has an established history of E use class business operations.

Car parking is available to the rear of the property and spaces can be let to a Tenant, subject to negotiation.

## ACCOMMODATION

The first floor is accessible by way of separate entrance at the rear of the building, with two rooms;

Front Office (60.86m<sup>2</sup> / 655ft<sup>2</sup>)

Rear Office (5.78m<sup>2</sup> / 277ft<sup>2</sup>)

WC will be installed prior to Tenant occupation.

The ground floor is also available, subject to further negotiation.

## SERVICES

Mains electricity, water and drainage are connected to the property. Sub-meters will be fitted prior to a Tenant taking occupation and services will be on charged based on usage.

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 upon request.

## RATES

The property is assessed for Business Rates as the whole building, with a rateable value of £7,900. Once a Tenant takes occupation a reassessment will be required.

## 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.

## BUILDINGS INSURANCE

The property is insured under the Landlord's policy and the Tenant to reimburse the Landlord for the proportional premium payable.

## TERMS

The property is offered To Let by way of a new Internal Repairing and Insuring Lease for a term to be agreed or by way of Licence agreement for a term to be agreed.

## RENT

The First Floor is available to let for **£7,500 per annum**, exclusive.

## VAT

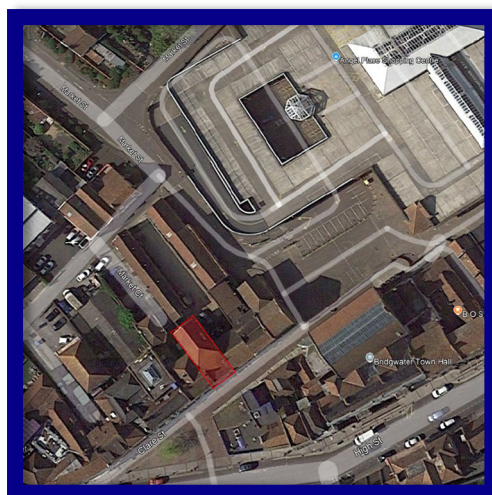
VAT is not applicable.

## 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 in preparing the agreement documentation.



## 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](http://www.commercialleasecodeew.co.uk).

## ASBESTOS

Under the Control of Asbestos Regulations 2012 (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

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 (Junctions 24 - 2.2 miles)



0.7 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