



TO LET

Retail Premises

Retail Premises - E Use Class (79.39m² / 854ft²)

Unit 5, Royal Clarence House, Clare Street, Bridgwater TA6 3BH

£12,000 Per Annum



DESCRIPTION

We are pleased to be able to offer the 'Legends' hairdressing salon premises, comprising ground and first floor areas to let and available immediately.

The property has most recently been used as a hairdressing salon, offering the opportunity for a new business owner to take occupation as a hairdressing salon or could be used for a variety of different uses, within the E use class category.

ACCOMMODATION

The premises offers a refurbished ground floor retail area, with large glass retail frontage, currently set up as a hairdressing salon but could be repurposed. WC located to the rear of the ground floor.

Stairs lead to the first floor, split in to three areas including store room and staff welfare with a secondary staircase leading to a rear exit at ground floor level, in to an enclosed gated bin store area.

The property benefits from shared access to this bin store area. The property does not include parking provisions but there are local car parks in close proximity.

Area	m ²	ft ²
Ground Floor	34.54	371.65
First Floor (Main Area)	19.75	212.51
First Floor (Staff Room)	16.64	179.05
First Floor (Store)	8.46	91.03
Total	79.39	854.24

SITUATION

The property itself is situated in the centre of Bridgwater, to the rear of the High Street on Clare Street and has been occupied most recently as a hairdressing salon but before then, occupied as a retail premises for circa 30 years.

As part of the 'Celebration Mile' regeneration project, we are due to see improvements made to the Town Centre which will include making Clare Street a pedestrianised area, with the intention that this will increase footfall.

The property is within walking distance of all the town's facilities and amenities.

SERVICES

Mains electricity, water and drainage are connected to the property.

Telephone lines would be available for connection subject to BT Regulations.

(We confirm that we have not tested any of the service installations and any Purchaser must satisfy themselves independently as to the state and condition of such items.)

EPC

The EPC rating is E109. A copy can be made available on request.

RATES

The property is listed under '3 Clare Street' and has a rateable value of £4,650.

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

Not applicable.

BUILDINGS INSURANCE

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

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: 0.7 miles west of Bridgwater Railway Station

Air: 25 miles south-west of Bristol Airport

TENURE & TERMS

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

PRICE

Seeking £12,000 per annum, exclusive.

VAT

Not applicable.

DEPOSIT

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

LEGAL COSTS

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

ANTI MONEY LAUNDERING

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

PLANNING

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

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.

