



FOR SALE

Retail Premises

Retail Premises - For Sale - Long Leasehold (79.39m² / 854ft²)

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

£135,000



DESCRIPTION

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

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.

The property is available for sale on a long Leasehold basis (985 years remaining) with vacant possession.

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.

Bridgwater is a historic market town with increasing investment being made within the Town Centre and outskirts which has seen Bridgwater expand exponentially with residential housing estates, industrial sites at both J23 (Dunball) and J24 (Bridgwater Gateway) as well as redevelopment within the centre including the new Cinema, Sports Bar and Restaurant complex known as 'Northgate Yard', improving the area and encouraging footfall within the Town Centre.

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.

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)

METHOD OF SALE

The property is being sold by way of private treaty sale for the Long Leasehold (985 Years) within Land Registry Title ST288513.

The Ground Rent is recorded as Peppercorn within the Lease and whilst there is an obligation to pay towards a Service Charge, we understand this has not been on charged.

The property has been owner occupied and will be sold with vacant possession.

PRICE

We are asking £135,000.

VAT

We understand VAT is not applicable on the purchase price.

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 Purchaser 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.

Rail: 0.7 miles west of Bridgwater Railway Station

Air: 25 miles south-west of Bristol Airport

