



TO LET

Ground Floor Premises

32.93m² (354ft²)

7 Clare Street, Bridgwater, Somerset TA6 3EN

£9,600 Per Annum



DESCRIPTION

We are pleased to be offering this ground floor retail premises, centrally located in Bridgwater Town Centre and on Clare Street, which has recently undergone significant refurbishment work as part of the 'Celebration Mile' scheme to include making Clare Street a dedicated pedestrianised area.

Clare Street, leading in to Angel Crescent hosts a mix of various food, retail and office premises as well as residential property.

This premises has the benefit of Use Class E, so would suit a variety of businesses within this use class.

ACCOMMODATION

The shop comprises the following:

Front Area 14.78 m² (159 ft²)

Raised Area 18.15 m² (195 ft²)

WC is located to the rear of the premises.

The premises will benefit from a new front door, to be installed shortly.

SERVICES

Mains electricity - direct supply, water and drainage are connected to the property. Water will be sub-metered from the main supply.

Telephone lines will be 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 D86. A copy can be made available on request.

RATES

The current rateable value for the property is £4,000.

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

A service charge will be payable for the proportional area of occupation, to cover external decoration, maintenance and repair liability - costs on charged on an ad hoc basis, based on the proportional area of occupation.

The Tenant will be responsible for all internal repairs and maintenance for the premises, including the shop front window and door and fire safety.

BUILDINGS INSURANCE

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

TENURE & TERMS

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

RENT

The Ground Floor Shop is available at £9,600 per annum, exclusive.

VAT

VAT is not applicable.

DEPOSIT

A deposit equivalent to three months 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.

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



A38, A39, M5 (Junctions 23 & 24)



0.8 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