



**TO LET**

## Retail Premises

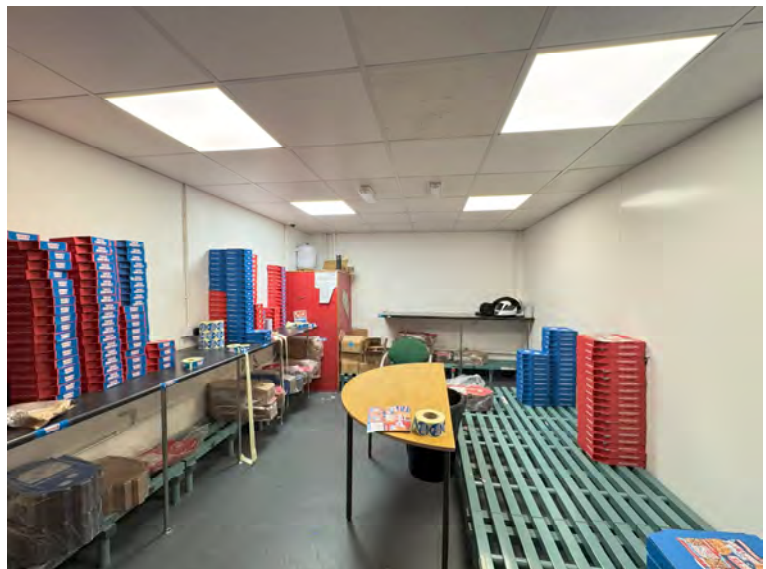
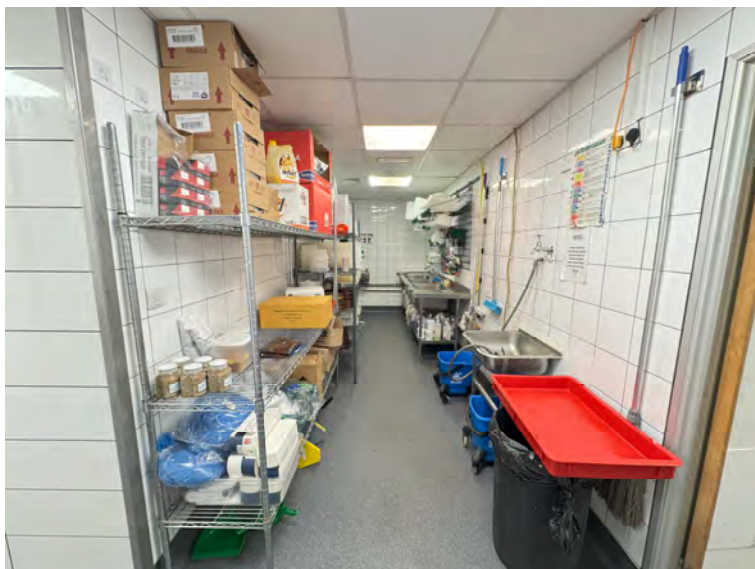
Retail Unit with E Use Class - 239.78m<sup>2</sup> (2,581ft<sup>2</sup>)

45 Eastover, Bridgwater, Somerset TA6 5AW

£27,500 Per Annum









## DESCRIPTION

A prominent retail unit, formerly occupied by Domino's, will be available from November 2025 following the company's relocation. The property presents an excellent opportunity for a wide range of occupiers, benefiting from a prime double frontage onto Eastover. The unit also enjoys the uplift from the recent Celebration Mile improvements, enhancing the vibrancy and appeal of the street scene.

## ACCOMMODATION

The retail premises is 2,581 sq. ft. on a Gross Internal Area basis, split as follows:

Retail Area	9.52m <sup>2</sup> (317ft <sup>2</sup> )
Kitchen/Prep Area and Personnel Entrance	64.7m <sup>2</sup> (696ft <sup>2</sup> )
Rear Stores and Office	121.75m <sup>2</sup> (1,310ft <sup>2</sup> )

Plus WCs at the rear, along with rear fire escape shared with other occupiers within the building. The property also benefits from a delivery bay at the rear.

## SERVICES

Mains electricity, water and drainage are connected to the property. 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 C55. A copy can be made available on request.

## RATES

The current rateable value for the property is £16,500.

Based on the current rates multiplier for small business, we estimate the rates payable to be £8,233.50 per annum.

## SERVICE CHARGE

A service charge is payable for the proportional area of occupation. The current charge is £2,207.40 for the year, but subject to review annually.

The service charge costs will include maintenance and repair of the external fabric including the walls, roofs, rainwater goods, clearing of rainwater goods, drains, external services and infrastructure, external landscaping and other repair and maintenance costs associated with communal / shared services.

## BUILDINGS INSURANCE

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

## TENURE & TERMS

The property is offered To Let by way of a proportional Full Repairing and Insuring Lease for a term to be agreed, outside the Landlord and Tenant Act 1954.

Under the terms of the Lease, the Tenant will be responsible for all internal repairs, decoration of previously painted elements and maintenance including fire safety, plus maintenance and replacement of the doors,

## RENT

The retail premises is available at £27,500 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.

## 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.

## 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.



## LOCATION



A38, M5 (Junctions 23 & 24)



0.5 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