



Lyndon Brett Partnership

Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

County Court Chambers, Queen Street, Bridgwater, TA6 3DA • Email: info@lbp-rics.co.uk • 01278 450350 • Website: www.lbp-rics.co.uk



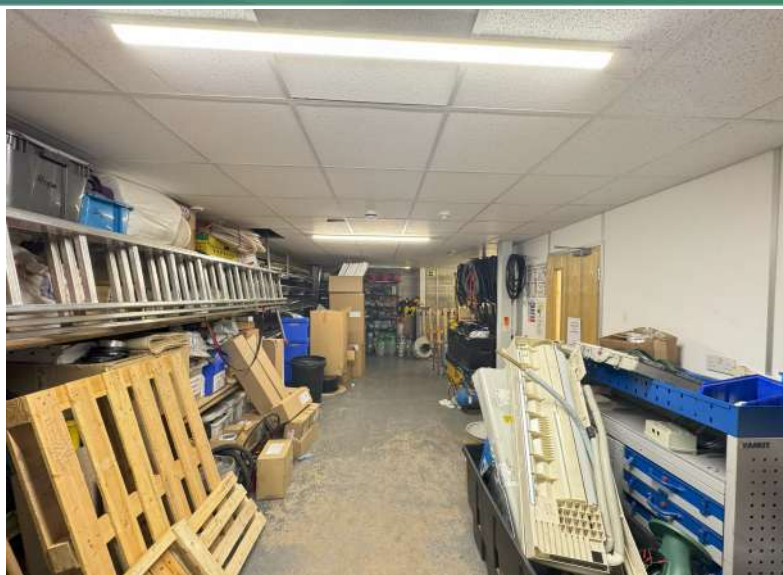
FOR SALE

Industrial Unit

155.4m² (1,672ft²)

Unit B1 Bath Bridge Business Park Bridgwater, Somerset TA6 4SZ

£160,000

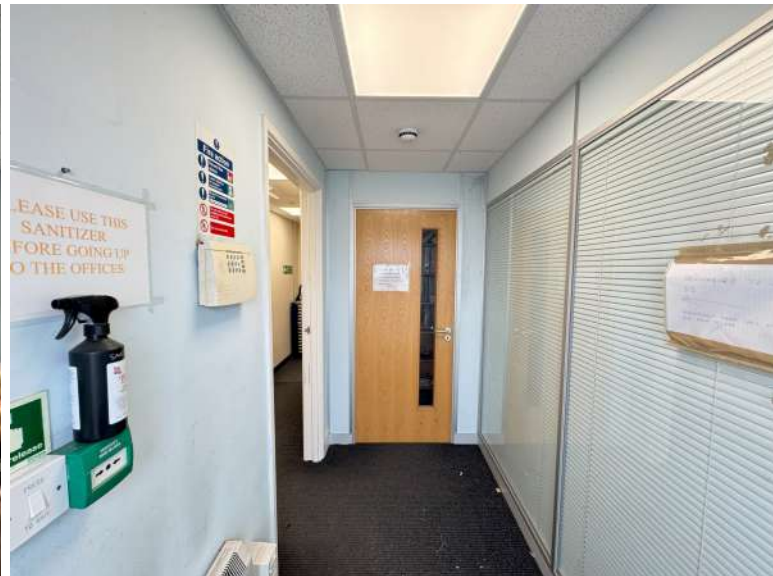
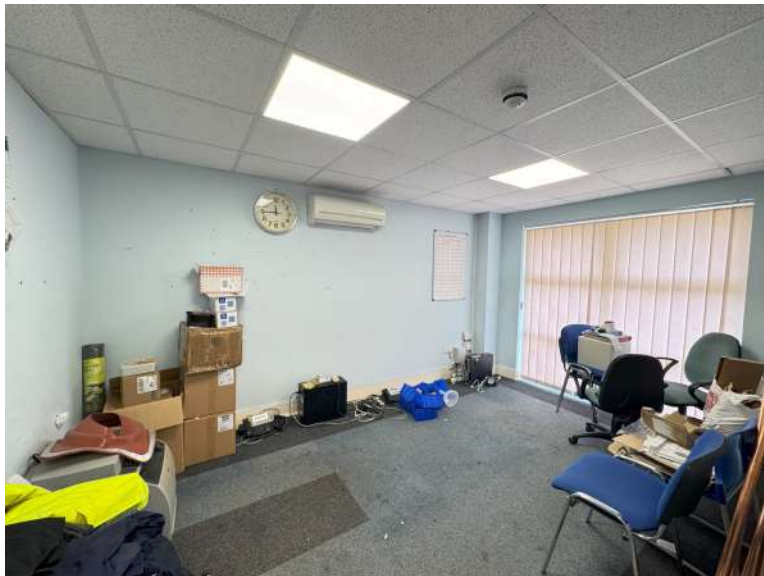


The Association of Valuers
of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 07718 563720

Lyndon Brett - Principal - Chartered Surveyor & RICS Registered Valuer - 07970 893963





DESCRIPTION

This well positioned industrial unit is available for purchase (Freehold), currently occupied and producing income until April 2026, when the property will become vacant following the Tenant's exercise of their break option.

The unit offers a rare opportunity for a Purchaser to plan ahead, securing the premises for future owner occupation or benefiting from strong investment potential by reletting from April 2026.

The unit is situated on the Bath Bridge Business Park Estate, conveniently positioned on Bath Road (A39) and surrounded by a variety of established businesses.

The property benefits from excellent roadside prominence on the estate and includes six on site parking spaces.

ACCOMMODATION

The unit is currently arranged to provide warehouse storage space at ground floor level, with access via an electric roller shutter door. To the front, there is an office/reception area with stairs leading to a first-floor mezzanine office.

The accommodation benefits from a 3 phase electricity supply, a Pod Point 22kW electric vehicle charging point, a ground floor disabled access WC, keypad entry system, and air conditioning for heating and cooling within the offices.



SERVICES

Mains electricity - 3 phase supply, 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 Purchaser must satisfy themselves independently as to the state and condition of such items.)

EPC

The Energy Performance rating is B41. A copy can be made available on request.

RATES

The current rateable value for the property is £13,250 as per the April 2023 valuation, which is currently the Tenant's liability under the terms of their Lease.

SERVICE CHARGE

A service charge is payable towards site costs which includes maintenance of the shared car parking and access areas, including maintenance of the electric gates, gutter clearing, landscaping and site maintenance etc.

The costs are calculated based on a proportional area of occupation and is currently charged at £57.26 per month, but subject to review annually.

TENURE

The property is being sold Freehold under Land Registry Title ST206587.

The property is currently occupied, although the Tenant has served notice to break the Lease as of April 2026 so it is expected to become vacant thereafter.

Consideration will also be given to letting the property from April 2026 onwards or earlier by way of negotiation. More information on rental terms can be provided on request.

LOCATION



A38, A39, M5 (Junctions 23 & 24)



0.5 miles east 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

PRICE

We are seeking £160,000 for the Freehold.

VAT

We understand VAT will be applicable on the purchase price.

INVESTMENT

The property has a current rental income of £12,9000 per annum payable by the current Tenant - GT Building Services until April 2026.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

A prospective Purchaser 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.

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.