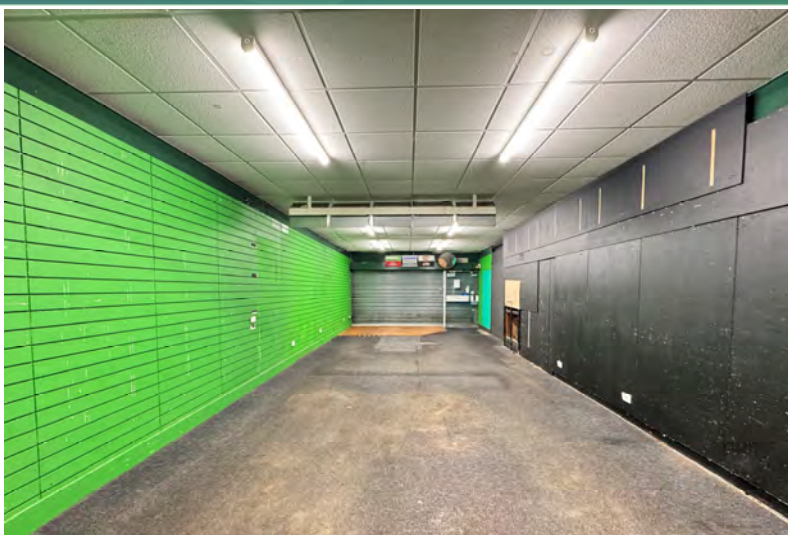




TO LET

Retail Premises

Ground Floor Lock Up Shop (E Use Class) - 72.08m² (776ft²)
 39 Eastover Bridgwater Somerset TA6 5AW
 £10,000 Per Annum



DESCRIPTION

We are pleased to offer this ground floor lock up shop, in Eastover on the east side of the River Parrett, approximately 500 metres from Bridgwater Town Centre, and has recently benefited from significant investment through the Celebration Mile regeneration project. This scheme has enhanced the public realm with widened pavements, improved accessibility, and a more attractive streetscape, encouraging increased footfall and supporting a thriving mix of operators.

ACCOMMODATION

The shop comprises the following areas:

Retail Area	59.95 ² m (612.8ft ²)
Staff Area & Storage	15.13 ² m (162.8ft ²)
Plus WC	

Rear door leads outside to a dedicated parking area, ideal for staff parking and deliveries.

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.)

RATES

The current rateable value for the property is £8,100.

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.

EPC

The Energy Performance rating is B39. A copy can be made available on request.

SERVICE CHARGE

A service charge will be payable based on the proportional area of occupation, to cover costs associated with communal and external decoration, repair and maintenance. Such costs to be on charged as and when costs are incurred.

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.

Current years premium for the property is £545.

TERMS

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

Under the terms of the agreement, the Tenant will be responsible for all internal repairs, decoration, maintenance including fire safety, plus maintenance and repair of doors, door frames and windows.

RENT

The shop is available at £10,000 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, A39, M5 (Junctions 23 & 24)



0.4 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

