



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



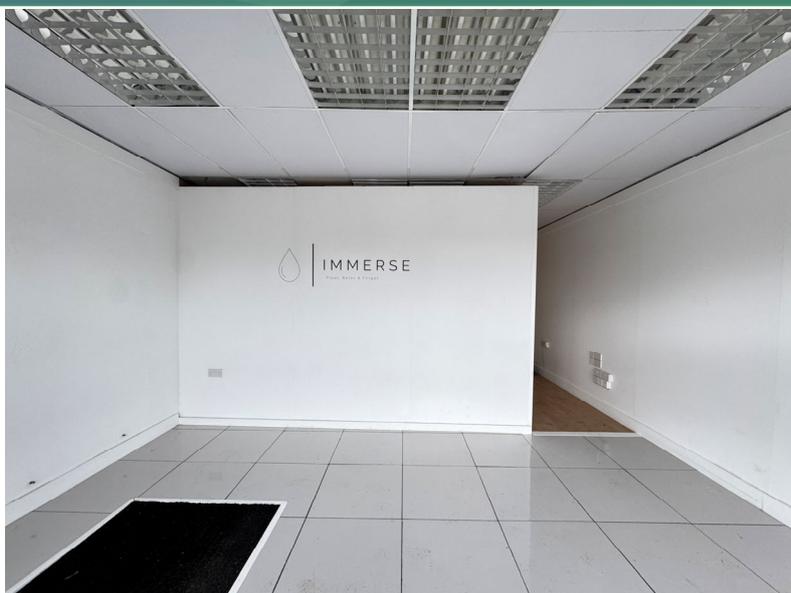
TO LET

Retail Unit

Shop in Retail Parade (63.83m² (686ft²))

Unit 2 Wye Avenue, Bridgwater, Somerset TA6 5DF

£10,000 Per Annum





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DESCRIPTION

We are pleased to offer this ground floor lock-up retail premises, located within the retail parade on Wye Avenue, available for immediate occupation.

The property will be suitable for a range of uses falling within the E Use Class category.

The shop also benefits from rear access for deliveries via the shared yard area.

Wye Avenue is situated just off Westonzoyland Road, a predominantly residential area, approximately 1.5 miles from Bridgwater town centre.

Other occupiers within the parade include a Costcutter convenience store, hairdressing salon, dog grooming studio and a Thai restaurant, creating a well balanced mix. The Landlord is keen to maintain this diversity of businesses.

ACCOMMODATION

The shop comprises the main retail space, sub-divided by the previous Tenant but stud partitions could be removed to open up the space. There is a WC located at the rear along with rear access for deliveries.

The shop also benefits from a roller shutter door over the shop front.

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 C70. A copy can be made available on request.

RATES

The rateable value for the property as of April 2026 is £5,600.

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

Not applicable.

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 premium payable for Unit 2 is £469.46 for the current year, ending April 2026 - subject to review annually.

TENURE & TERMS

The property is offered To Let by way of a new Internal Repairing and Insuring Lease - minimum 3 year term required.

The Tenant will be responsible for all internal repairs, decoration and 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.

LOCATION

-  A38 and M5 (Junctions 23 & 24)
-  0.7 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



VAT

VAT is not applicable.

DEPOSIT

A deposit equivalent to three month's rent will be required.

LEGAL COSTS

Each party will be responsible for their own respective legal fees.

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.