



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 Freehold Investment Opportunity



Fishermans Wharf
West Quay
Bridgwater
TA6 3HL

Guide: £600,000 - £650,000

DESCRIPTION

We are pleased to be able to bring this mixed use Freehold Investment opportunity to the market, incorporating 5 No. Retail Units and 8 No. Residential Apartments in total.

Of the accommodation, 1 No. Retail Unit and 7 No. Residential Apartments have previously been sold on long Leaseholds, with the Freehold interest being retained.

The property is situated on West Quay, overlooking the town bridge and River Parrett, conveniently located in the town centre, benefiting from pedestrian frontage as well as a service yard, parking and courtyard area to the rear.

ACCOMMODATION

For those units which remain part of the Freehold and not sold off on long Leaseholds, the areas are as follows:

Unit 1 - 779 sq. ft

Unit 3 - 545 sq. ft

Unit 4 - 1,569 sq. ft

Unit 5 - 1,417 sq. ft

Flat B - 914 sq. ft

SERVICES

We understand mains electricity, gas, water and drainage and telephone lines/internet are connected to each of the individual units and apartments.

(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

EPCs for the retail units is to follow.

RATES

Each retail unit is assessed for Business Rates individually and Tenants are responsible for the rating assessment for their unit.

Each Apartment is assessed for Council Tax individually and each occupier is responsible for payment of their tax bill respectively.

METHOD OF SALE

This investment is being sold Freehold under Land Registry Title ST68554.

Offered for sale by way of a **Binding Tender**, with sealed bids to be received no later than **12.00noon on Friday 31st July 2026** to the offices of Lyndon Brett Partnership.

Full legal pack details will be provided on request along with a Form of Tender.

Sealed bids to be sent in an envelope marked "TENDER - FISHERMANS WHARF" by the closing date.

The successful bidder will be expected to provide proof of deposit within their bid and be able to exchange contracts on the day of acceptance of their offer, with completion no later than 28 days after exchange, or earlier by agreement.

No extension of time will be accepted.

PRICE

We are seeking a guide price of £600,000 - £650,000.

VAT

VAT is not applicable on the purchase price.

LEGAL COSTS

Each party will be responsible for their 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, copies to be included within their bid.

INVESTMENT

The 4 No. Retail units and 1 No. Residential Apartment which remain part of the Freehold and income producing, currently generate a rental income of £72,200 per annum.

Unit 1 - let on a 15 year Lease as of 2023 with 3 yearly rent reviews.

Unit 3 - let on a 6 year Lease as of 2023.

Unit 4 - let on a 15 year Lease as of 2024 with 5 yearly rent reviews and rolling mutual break clause after 5 years.

Unit 5 - let on a 20 year Lease as of 2011 with 5 yearly rent reviews.

Flat B - let on a Tenancy Agreement, as of July 2025.

Ground Rents are payable by the 7 No. Residential Leaseholders.





PLANNING

A prospective Purchaser should make their own enquires to the Planning department regarding their proposals and intended use.

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.



-  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



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