



TO LET

Workshop & Yard



Workshop (96.1m²/1,034ft²)
Yard (54.9m²/591ft²)

Unit 1, Small Industries Estate
River Lane
Dunwear
Bridgwater
TA7 0AA

£6,250 Per Annum, Exclusive

DESCRIPTION

We are pleased to be able to offer a workshop unit with a gated yard, located on the Small Industries Estate in Dunwear, on the outskirts of Bridgwater Town Centre.

The workshop would suit a variety of industrial uses.

ACCOMMODATION

The workshop is split in two with internal subdivision towards the rear creating a smaller store room at the back.

The workshop benefits from a sink with cold water feed only. The Tenant would have access to the onsite shared WC facilities.

Gated compound to the site of the Unit offers valuable additional storage space.

SERVICES

Mains electricity, water and drainage are connected to the property. The Tenant will be responsible for their own electricity supply but water rates are included in the site service charge. Telephone lines may be available for connection.

(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 property is exempt from requiring an EPC.

BUSINESS RATES

We understand the Unit requires assessment for Business Rates.

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

A service charge is payable to cover the maintenance, renewal and repairs of the roof and structure along with communal areas of the site including water usage. This will be charged at £1,250 per annum.

The windows and doors will be the responsibility of the Tenant.

BUILDINGS INSURANCE

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

TENURE & TERMS

The property is available on flexible terms, on a Tenancy at Will basis.

RENT

The Unit is available at £6,250 per annum, exclusive, payable monthly.

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 costs associated with preparing the agreement documentation.

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 (Junction 24)



1.8 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