



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](mailto:info@lbp-rics.co.uk) • 01278 450350 • Website: [www.lbp-rics.co.uk](http://www.lbp-rics.co.uk)



## TO LET First and Second Floor Office

Offices with E Consent - 98.41m<sup>2</sup> (1,059ft<sup>2</sup>)

11 Church Passage, Bridgwater TA6 3BG

£11,650 Per Annum



The Association of Valuers  
of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 07718 563720

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





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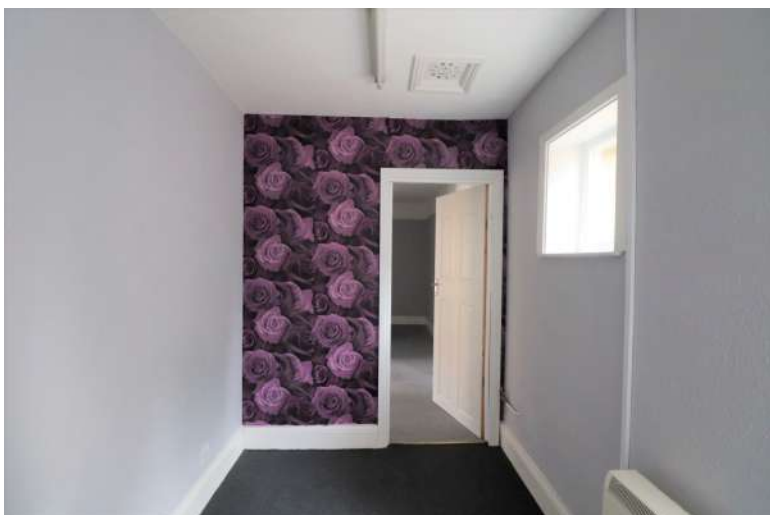
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## DESCRIPTION

The property is arranged over first and second floors, with access via a dedicated ground floor entrance from Church Passage.

The accommodation offers flexible space suitable for a wide range of businesses operating under the Class E use.

Previously occupied by a successful beauty salon, the property benefits from a central location in the town centre.

## ACCOMMODATION

### First Floor

Beautiful room overlooking the church, with hard flooring, fitted kitchen cabinets and plumbing, leading into additional rear room and large cupboard **28.36 m<sup>2</sup> (305ft<sup>2</sup>)**

### Second Floor

Four good-sized rooms, previously used for treatments and training, plus separate kitchenette and WC, plus additional WC on landing. **70.05 m<sup>2</sup> (754 ft<sup>2</sup>)**

## 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 C71 A copy can be made available on request.

## RATES

The current rateable value for the property is £6,800.

*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 will be payable for the proportional area of occupation, to cover costs associated with external decoration, repair and maintenance - charged on an ad hoc basis.

## 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.

## TENURE & TERMS

The property is offered To Let on Flexible Terms.

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 property is available at £11,650 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)



0.7 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