



TO LET

ROOM TO RENT

DESCRIPTION

A beautifully presented, light room situated in the prestigious King Square, in the heart of Bridgwater. Located on the second floor in a multi-occupied building, this versatile space is ideal for a wide range of professional or beauty-related businesses.

The building is already home to a successful mix of established occupiers, including a hair salon, beauty salon, piercing studio, and aesthetics practitioners, creating a vibrant and complementary business environment.

The room is available for immediate occupation.

RENT

£250.00 per month, on an all inclusive basis.

VAT

Not applicable.

TERMS

The room is offered by way of a Licence Agreement. The prospective Tenant will be responsible for the costs associated with preparing the agreement.

DEPOSIT

Three month deposit required upfront.

SERVICES

Electricity, gas, water, buildings insurance, external and communal repairs and maintenance are included in the rent.

The Tenant will be responsible for business rates, internet and any other costs associated with the use of the room.

EPC

The property has an EPC rating of D87. A copy can be made available on request.

ANTI MONEY LAUNDERING

A prospective Tenant will be required to provide relevant photo ID and proof of address to comply with current regulations.

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.