



FOR SALE Freehold Investment Opportunity



Fishermans Wharf
West Quay
Bridgwater
TA6 3HL

- Guide: £600,000 - £650,000
- Grade II Listed
- Income Producing - £72,200 PA

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 off on long Leaseholds, with the Freehold interest being retained.

The property is a Grade II Listed property and 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, 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

Unit 1 - B44

Unit 3 - C52

Unit 4 - B34

Unit 5 - B43

Flat B - E41

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 private treaty sale.

A full legal pack has been prepared and can be provided on request.

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.

INVESTMENT

The 4 No. Retail units and 1 No. Residential Apartment which remain part of the Freehold and are 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.



LOCATION



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

