



TO LET First Floor Office/Store

60 Clare Street, Bridgwater, Somerset TA6 3EN
£7,000 Per Annum, Exclusive



DESCRIPTION

A well-presented first floor space in Clare Street, set back from the High Street in the Town Centre, amongst Estate Agents, Beauty Salons, Hairdressers and Food outlets nearby.

Recently occupied by an independent Funeral Directors and, for over 30 years before that, an established Fireplace and Heating Company, the property has a long history of Class E use.

ACCOMMODATION

Accessed via a separate entrance to the rear of the building, the first floor comprises:

Front Office 60.86m² (655ft²)

Rear Office 25.78m² (277ft²)

Total 86.64m² (932ft²)

Car parking spaces to the rear can be let to a Tenant, subject to negotiation.

SERVICES

Mains electricity (sub-metered), 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.)

RATES

The property is currently assessed for Business Rates as a whole building, with a rateable value of £11,000 however this is currently under review to separate out the existing assessment per floor.

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

The Tenant will be responsible for contributing towards external maintenance, repair and decoration costs, as and when these costs arise, based on a proportional area of occupation.

BUILDINGS INSURANCE

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

TENURE & TERMS

The property is offered To Let by way of a Licence Agreement for a term to be agreed.

RENT

£7,000 per annum, exclusive.

VAT

VAT is not applicable.

EPC

The Energy Performance rating is D84. A copy can be made available on request.

DEPOSIT

A deposit equivalent to three months' 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 enquiries with 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.

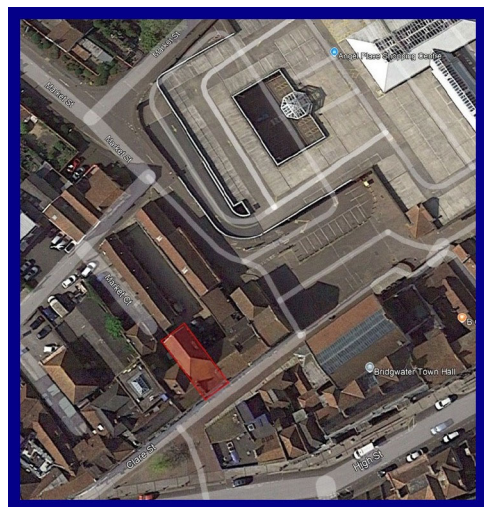
The Code is available through professional institutions and trade associations.

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 LBP Chartered Surveyors 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 and M5 (Junction 24)

 0.7 miles - Railway Station

 25 miles - Bristol Airport

 11 miles - Taunton

15 miles - Glastonbury

30 miles - Bristol