LBP Chartered Surveyors

• Chartered Surveyors • RICS Registered Valuers • Licensed Property Valuers
• Residential Lettings • Commercial Sales and Lettings
• Property Consultants and Managers • Estate and Block Management
• Planning Applications • Building Regulations • Building Supervision • CAD Drawing

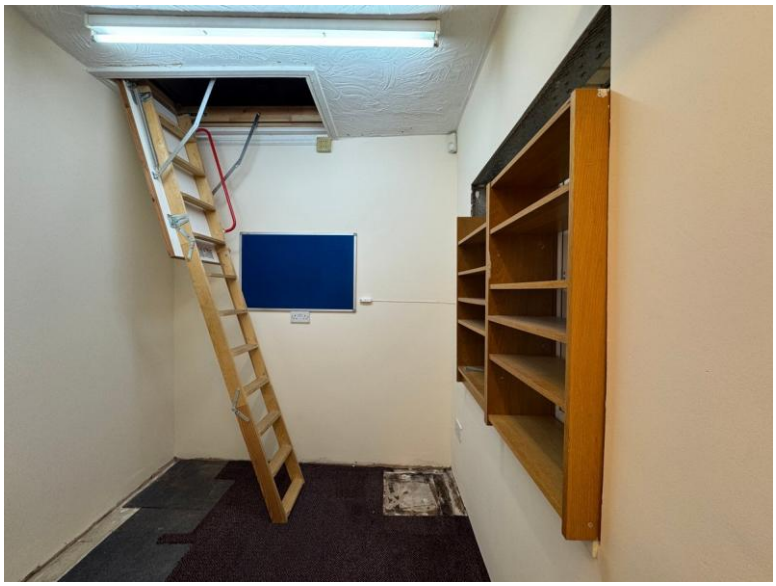
County Court Chambers, Queen Street, Bridgwater TA6 3DA • info@lbp-rics.co.uk • 01278 450350 • www.lbp-rics.co.uk



TO LET Retail Premises

3 New Road, Bridgwater TA6 5AX
£6,300 Per Annum, Exclusive





Emma Moffatt | Commercial Sales & Lettings | 07718 563720
Tony Mc Donnell | RICS Registered Valuer | 07771 182608

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DESCRIPTION

We are pleased to bring this ground floor retail shop unit to the market, located on New Road, the main walk-through between Asda Supermarket and Eastover, and near to the Fore Street and High Street areas.

The shop benefits from a glazed shop frontage with recessed entrance door, making it suitable for a variety of retail occupiers.

The shop has been a jewellers for over 20 years and prior to that was a glazing shop and butchers, so has an extensive history of Class E use.

ACCOMMODATION

The property is accessed via a pedestrian door to the front leading into the main retail shop area.

To the rear is a separate kitchen, WC and stock room. The property also benefits from an attic storage area accessed via a loft ladder.

Ground floor area is 35.1m^2 (378ft^2).

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 property has an Energy Performance rating of C65. A copy of the certificate can be made available on request.

RATES

The current rateable value for the property is £4,700.

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.

BUILDINGS INSURANCE

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

TENURE & TERMS

The property is offered To Let by way of a new Full Repairing and Insuring Lease for a term to be agreed.

Under the terms of the lease, the Tenant will be responsible for all repairs, decoration, maintenance and insurance of the property.

RENT

£6,300 per annum, exclusive.

VAT

VAT is applicable.

LOCATION

A38 and M5 (Junctions 23 & 24)

0.4 miles - Bridgwater Station

30 miles - Bristol Airport

11 miles - Taunton

33 miles - Bristol

DEPOSIT

A deposit equivalent to three months' rent 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.