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 Industrial Unit/Workshop

Unit 5B, Small Industries Estate, River Lane, Dunwear, Bridgwater TA7 0AA
£5,100 Per Annum, Exclusive





arla | propertymark PROTECTED

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

Regulated by RICS

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DESCRIPTION

We are pleased to be able to offer a workshop unit available from January 2027, located on the Small Industries Estate in Dunwear, on the outskirts of Bridgwater Town Centre.

The workshop would suit a variety of industrial uses.

ACCOMMODATION

Open plan workshop - 86.37m² | 929ft²

Located at the rear of the site with parking directly in front of the unit.

The workshop benefits from sink with cold water feed only.

The Tenant would have access to the onsite shared WC facilities.

SERVICES

Mains electricity, water and drainage are connected to the property.

The Tenant will be responsible for their own electricity supply, but water rates are included in the site service charge.

Telephone lines may be available for connection.

(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 is exempt from requiring an EPC.



BUSINESS RATES

We are aware the current Rateable Value for Unit 5B is £3,400.

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 is payable to contribute towards the maintenance and repairs of the roof and structure of the building along with communal areas of the site including water. This will be charged at £1,020 per annum.

The windows and doors will be the responsibility of the Tenant.

BUILDINGS INSURANCE

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

The current insurance contribution for Unit 5B is £176.64 per annum - subject to review annually.

TENURE & TERMS

The property is available on flexible terms, by way of a Tenancy at Will agreement.

RENT

The Unit is available at £5,100 per annum, exclusive, payable monthly.

LOCATION

M5 (Junction 23 & 24)

1.9 miles - Railway Station

25 miles - Bristol Airport

11 miles - Taunton

15 miles - Glastonbury

30 miles - Bristol

VAT

VAT is not applicable.

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 costs associated with preparing the agreement documentation of £600 plus VAT.

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 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.