



Town Centre First Floor Hairdressing Saloon and School **TO LET**



First Floor at 10 High Street, Bridgwater, Somerset, TA6 3BH.

- First floor Hairdressing Saloon occupying a town centre location.
- Total Accommodation – 567 sq ft / 52.68 sq m, to include kitchenette.
- D1 Use – suitable as a clinic, health centre, as an educational and training centre.
- Available from 23rd September 2018.
- Rent: £5,000 per annum / £417 per month.

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LOCATION

The property is located along High Street within Bridgwater's town centre, a popular location amongst a variety of national retailers as well as the nearby Angel Place Shopping Centre.

Bridgwater's resident population is approaching 45,000, boasting a thriving town centre and offering a pleasant working environment. The development of Hinkley Point C will boost the local economy and promote growth within the town and the surrounding areas.

Bridgwater has two motorway interchanges, namely Junction 23 at Dunball and the nearby J24 at Huntworth located approximately 2 miles to the south along the A38 Taunton Road.

DESCRIPTION

The property is arranged on the first floor, above KFC, with a ground floor entrance lobby area fronting the High Street. Access to the first floor is via a staircase.

The first floor is arranged as a two front rooms, which both overlook the High Street. At the rear there is a third room, with a separate kitchenette and WC facilities. There is a suspended ceiling with inset lighting and a lino floor covering throughout. In the rear room, there are two hair wash basins.

The premises benefits from mains water, drainage and gas central heating. There is double glazed UPVc windows and a fire alarm system.

The premises has D1 (Non-residential institutions) planning consent, being suitable for use as a health clinic or centre, as well as an education and training centre. Alternative uses will be considered and may require a change of use.

ACCOMMODATION

First Floor:

Front Two Saloon Rooms	348 sq ft / 32.33 sq m
Rear Saloon Room	177 sq ft / 16.44 sq m
Kitchenette	<u>42 sq ft / 3.91 sq m</u>
Total:	567 sq ft / 52.58 sq m

BUSINESS RATES

Rateable Value is £3,500. Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupational use may trigger an adjustment in the rating assessment.

TERMS

A new lease for a minimum term of five years, on full repairing and insuring terms at £5,000 per annum (£417 per month). There is an annual service charge.

VAT

The rent is exclusive of VAT.

EPC

An energy performance certificate has been commissioned and will be available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

CONTACT

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VIEWINGS - Please contact:

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