



Town Centre Retail with First Floor
TO LET



12 King Street, Bridgwater, Somerset, TA6 3ND.

- Mid terrace two storey property positioned off Fore Street.
- Located in the town centre. Total: 544 sq ft.
- Ground Floor – 287 sq ft, to include rear storage area.
- First Floor – 257 sq ft, suitable as storage or office use.
- Rent: £5,500 per annum.

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LOCATION

The property is prominently located along King Street, which leads onto Fore Street, the prime retail pitch within Bridgwater's town 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 over the ground and first floor, with a glazed traditional shop frontage onto King Street. The first floors is accessed internally via a staircase located on the right hand side inside the main retail area on the ground floor.

The ground floor is predominately open plan, with a rear office / store room. There is a small enclosed rear yard where the WC is located.

The first floor provides two rooms, suitable for office or storage use, with a kitchenette facility in the rear room. The premises is carpeted throughout.

Suitable for retail use; alternative uses will be considered and may require a change of use.

ACCOMMODATION

Ground Floor:

Retail area	287 sq ft	26.66 sq m
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First Floor:

Front Room	150 sq ft	13.94 sq m
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Rear Room	<u>107 sq ft</u>	<u>9.94 sq m</u>
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Total:	544 sq ft	50.54 sq m
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BUSINESS RATES

Rateable Value is £3,950. Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupation may trigger an adjustment in the rating assessment.

TERMS

A new lease for a minimum term of three years, on full repairing and insuring terms at £5,500 per annum.

VAT

The rent is exclusive of VAT.

EPC

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

LEGAL COSTS

The ingoing tenant is to be responsible for the Landlords reasonable legal costs incurred.

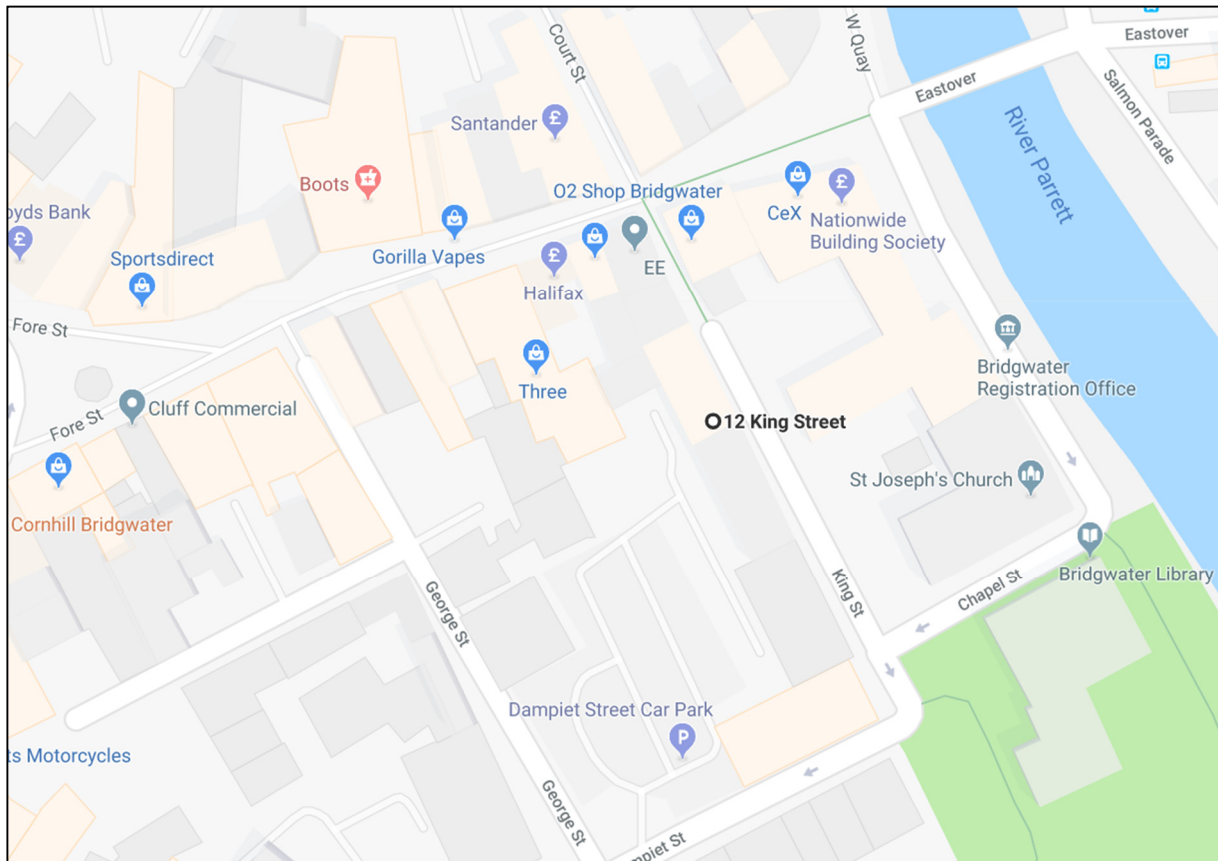
CONTACT

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LOCATION MAP



VIEWINGS – Please contact:

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These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.