



Town Centre Retail Premises TO LET



27 FORE STREET, BRIDGWATER, SOMERSET, TA6 3NH.

- Prime town centre position along pedestrian high street.
- A1 Retail Use, alternatives uses considered subject to consent.
- Retail sales area 1,522 sq ft / 141.40 sq m.
- Total upper floors ancillary accommodation – 2,216 sq ft / 205.87 sq m.
- Rent: £28,500 per annum / £2,375 per month.

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LOCATION – Fore Street occupies a prime town centre location, boasting a number of high street retailers, as well as cafes and Banking providers. Fore Street is a pedestrianised trading location within the town centre and the location of multiple national occupiers to include Boots, Costa Coffee, Coffee#1, Vodafone, WH Smiths, Clinton Cards and other well known retailers.

The town centre of Bridgwater is less than 2 miles from J24 of the M5 Motorway, which links with Taunton to the south and Bristol to the north.

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

DESCRIPTION – The Grade II listed property is arranged as retail sales on the ground and upper ground floor with ancillary storage accommodation on the upper floors. Within the property there are WC and kitchenette facilities, located on the first floor.

The premises benefits from a glazed shop frontage, providing good window display onto Fore Street. Mains water, drainage, and electricity are connected. There is also a rear ground floor pedestrian door providing access for loading purposes, with a designated area for unloading at the rear of the property.

ACCOMMODATION – RICS Code of Measuring Practice (6th Edition).

Ground and Upper Ground Floor:

Retails Sales – 1,522 sq ft / 141.40 sq m.

First & Second Floor:

Ancillary Storage – 1,549 sq ft / 143.91 sq m.

Attic:

Storage/Offices – 667 sq ft / 61.97 sq m.

Total – 3,738 sq ft / 347.28 sq m.

BUSINESS RATES – The 2017 Draft Valuation is £24,250. 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 – The premises are available via a new full repairing and insuring lease for a term of 5 or 10 years at an annual rent of **£28,500**.

VAT – Rent is exclusive of VAT.

EPC – The property is Grade II listed; therefore an EPC is not required.

LEGAL COSTS – The proposed new tenant will be responsible for a contribution towards the landlord's reasonable legal costs incurred.

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.

LOCATION PLAN –

