



Town Centre Retail Premises TO LET



28 FORE STREET, BRIDGWATER, SOMERSET, TA6 3NG.

- Prime town centre position along pedestrian high street.
- A1 Retail Use, alternatives uses considered subject to consent.
- Ground floor sales area 1,071 sq ft (99.50 sq m).
- First floor ancillary storage 915 sq ft (85.02 sq m).
- Nearby occupiers include Boots, Costa, Vodafone, WH Smith and Clinton Cards.
- Rent: £23,500 per annum.

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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 property is arranged over ground and first floors, providing retail sales on the ground floor and ancillary storage accommodation on the first floor. There are also staff WC facilities, a staff room and kitchenette facilities on the first floor.

The premises benefits from a glazed shop frontage, providing good window display onto Fore Street. The property benefits from mains water, drainage, and electricity and air temperature control heating/cooling system.

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

Ground Floor:

Retails Sales – 1,071 sq ft / 99.50 sq m.

First Floor:

Ancillary Storage – 915 sq ft / 85.02 sq m.

Total – 1,986 sq ft / 184.52 sq m.

BUSINESS RATES – The 2017 Draft Valuation is £17,250. 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 **£23,500**.

VAT – All prices/rents are exclusive of VAT.

EPC – The property has an Energy Performance Certificate rating of G158. Copy available upon request.

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 -

