



Retail Shop and First Floor Flat Investment For Sale



37 HIGH STREET, BRIDGWATER, SOMERSET, TA6 3BG.

- Prominent popular retail location adjacent to the town centre.
- Ground floor shop with basement storage.
- Retail Area – 570 sq ft. Basement storage – 315 sq ft.
- First Floor Three bedroom flat – Let at £550 pcm.
- Shop available to rent quoting £8,000 per annum / £666.67 per month.
- Guide Price: £165,000.

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LOCATION – The property is located along the popular High Street within Bridgwater’s town centre, located amongst a variety of other retailers and estate agency occupiers with Angel Place Shopping Centre also nearby.

Located at the rear of the property is St Mary’s Church and grounds.

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 comprises a ground floor retail shop with basement storage. There is a metal security shutter at the front of the property, with a timber shop frontage with an inset midway double door entrance. The retail area is open plan and benefits from a large window at the rear providing natural light. A staircase on the right hand side leads to the basement, suitable as storage, with a separate WC and kitchenette.

The first floor flat is accessible via the rear of the property, where there is a small lobby with a staircase leading to the first floor. The accommodation comprises three bedrooms, a living room, a bathroom and a fully fitted kitchen. The flat is currently let via an Assured Shorthold Tenancy, producing a rent of £550 per month.

SERVICES – All main services are connected, except for gas.

ACCOMMODATION

Shop:			Flat:	
Retail Area	570 sq ft	52.95 sq m	Living Room	19’ x 9’3”
Basement Store	315 sq ft	29.26 sq m	Bedroom 1	12’ x 9’10”
			Bedroom 2	10’9” x 9’3”
Total	885 sq ft	82.21 sq m	Bedroom 3	8’10” x 6’
			Kitchen	6’1 x 10’9”
			Total Accommodation:	510 sq ft

BUSINESS RATES – The 2017 Draft Valuation shows the rateable value to be £7,800 per annum. Small business allowances may be available, please contact Sedgemoor District Council on 0300 303 7800.

TERMS – The ground floor shop and basement are available via a new lease for a minimum period of three years at £8,000 per annum. Full terms are available upon application. A minimum three months rent deposit will be required.

EPC RATINGS – Shop – G160. Flat – D66.

VAT – All prices / rents are exclusive of VAT.

LEGAL COSTS – Each party to be responsible for their own legal costs.

FREEHOLD – The freehold to include the three bedroom flat on the first floor is available. The current annual rental income from the flat is £6,600 (£550 per month). **Guide Price £165,000.**

VIEWINGS –

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LOCATION PLAN



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.