



Retail Shop
TO LET



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.
- Rent: £8,000 per annum / £666.67 per month.

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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 premises comprises a 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.

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

ACCOMMODATION

Ground floor:

Retail Area	570 sq ft	52.95 sq m
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Basement:

Store	315 sq ft	29.26 sq m
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Total	885 sq ft	82.21 sq m
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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 – A new lease is available via negotiation for a minimum period of three years at £8,000 per annum. Full terms are available upon application.

RENT DEPOSIT – A minimum three months rent deposit will be required.

EPC RATING – G160.

VAT – All prices / rents are exclusive of VAT.

LEGAL COSTS – The proposed tenant will pay a contribution towards the Landlords reasonable legal costs associated with the drawing up the new lease.

FREEHOLD – The freehold to include a separately accessed two bedroom flat on the first floor is also available. The current annual rental income from the flat is £6,000 (£500 per month). **Freehold Guide Price £165,000.**

VIEWINGS –

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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

