



## Retail Premises – Lock Up Shop **TO LET**



**4 Wye Avenue, Westonzoyland Road, Bridgwater, TA6 5DF.**

- Prominent position, located next door to Costcutter convenience store.
- Located within a predominately residential area.
- Total Area – 676 sq ft / 62.80 sq m. Plus WC and rear access.
- Rent: £5,000 per annum (£416.67 per month).

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**LOCATION** – The property is situated on Wye Avenue off Westonzoyland Road and Alderney Road approximately 1.5 miles from the town centre of Bridgwater. The shop premises are situated within a parade of shops, in a predominately residential area. Nearby occupiers include a Costcutter convenience store, a hairdressing saloon, a photography studio as well as a dog grooming premises.

**DESCRIPTION** – This ground floor premise comprises a lock-up shop, benefitting from rear access and loading within the rear yard. There is an electric operated roller shutter door at the front of the premises, with the main shop area behind. Beyond is a rear store room with a WC and wash hand basin. There is an internal double pedestrian doorway leading to an enclosed loading bay area providing access to the rear service yard area.

**ACCOMMODATION** – Our measured internal floor areas are as follow:-  
Ground Floor Shop: 676 sq ft / 62.80 sq m.

**BUSINESS RATES** – The 2017 Draft Rateable Value is £3,650 per annum. 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 lease for a term of six years at an annual rent of £5,000. Three months rent deposit will be required.

Alternative uses will be considered.

**EPC** – The property has an energy performance rating of D96.

**LEGAL COSTS** – Each party will be responsible for their own legal costs incurred.

**INTERNAL PHOTOGRAPH:**



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