



INVESTMENT FOR SALE

(Businesses unaffected)



22 St Mary Street, Bridgwater, Somerset, TA6 3LY.

- Located close to the town centre of Bridgwater.
- Part Let Commercial and Residential Investment opportunity.
- Further development and income potential.
- Current Annual Income: £17,700.
- Two occupied ground floor shops, first floor 2 bedroom flat and three office suites.
- Ground floor out building and yard currently vacant.
- Guide Price: **£250,000.**

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LOCATION

Located on the periphery of the town centre, close to Cornhill and the main town centre. There is on-street parking to the front of the property.

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

Bridgwater has two motorway interchanges, namely Junction 23 at Dunball and the nearby J24 at Huntworth located approximately 2 miles to the south along the A38 Taunton Road.

DESCRIPTION

A terraced property dating from circa 1900 within a prominent edge of town centre location.

The building is currently arranged to comprise two ground floor lock-up shop units one of which is let to a well established local business who have been located within the property for many years. The second shop, no. 20, is a former butchers shop with outbuildings which is let to a Turkish barber.

There is a rear courtyard and a front lobby and staircase rising to the two upper floors which comprise a large two bedroom flat and three office suites which have potential to convert into an additional flat or maisonette.

The property is in need of some refurbishment.

ACCOMMODATION

20 St Mary Street (Barbers Shop)

Retail area	265 sq ft	24.62 sq m
Rear store	150 sq ft	13.93 sq m
Fridges/stores	<u>106 sq ft</u>	<u>9.85 sq m</u>
Total	521 sq ft	48.40 sq m

22 St Mary Street (Accountants Office)

Main shop	317 sq ft	29.45 sq m
Rear office/store room	<u>257 sq ft</u>	<u>23.88 sq m</u>
Total	574 sq ft	53.33 sq m

First Floor

Flat 1 (2 bedrooms)	650 sq ft	60.39 sq m
Office suite 1	260 sq ft	24.15 sq m
Office suite 3 (Vacant)	<u>355 sq ft</u>	<u>32.98 sq m</u>
Total	1,265 sq ft	117.52 sq m

Second Floor

Office suite 5	241 sq ft	22.39 sq m
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Ground floor out building and yard – currently vacant.

TENANCY SCHEDULE:

20 St Mary Street:

Let to Mr A Denizhan, trading as a Turkish Barber, and a rental of £5,400 per annum. The lease is for a term of 10 years from 9th November 2017 incorporating a 5 year break.

22 St Mary Street (Nick Owens Accountants):

Let on a three year lease from March 2012 (now expired and holding over) at a rental of £5,200 per annum.

First floor (Flat):

Let on an Assured Shorthold Tenancy at a rental of £375 per month (£4,500 per annum) to the tenant of the barber shop.

Room 1:

Let to Mr A Denizhan on a licence at £600 per annum.

Room 3:

Vacant.

Room 5:

Let at £2,000 per annum on a 12 month licence to Mr D Vann from the 8th November 2017 for storage purposes.

Total Current Income: £17,700 per annum.

The three rooms at the front of the building have potential for conversion into an additional flat or maisonette, subject to planning consent.

Flat no.1 was converted by the vendor's approximately five years ago.

TERMS

The property is available freehold and with the benefit of the existing tenancies.

GUIDE PRICE

£250,000.

VAT

Not applicable.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

Cluff Commercial Ltd is required to declare that a Director has a financial interest in this property.

For further information, please contact:

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