



Workshop / Storage Unit

TO LET



Unit 6, 17 St John's Street, Bridgwater, Somerset, TA6 5HR.

- Suitable for workshop, storage and business use.
- Short to medium lease terms considered.
- Total Area 986 sq ft / 91.60 sq m. One allocated car parking space.
- Rent: £5,200 per annum (£433.33 per month).

Contact: Tony Mc Donnell MRICS
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LOCATION

The property is situated on St Johns Street close to the junction with Monmouth Street close to the Bridgwater Auction Centre and various local shops on St John's Street. Access to the property is by way of an archway found on the left hand side shortly after entering St John's Street which leads through to a courtyard with various workshop premises.

The property itself is situated in the right hand corner of the courtyard and was formerly used as a gym and more recently used as a workshop.

DESCRIPTION

A single storey workshop of brick construction under a pitched corrugated cement roof incorporating roof lights. The building has a solid concrete floor and WC located in the rear corner.

The property benefits from mains three phase electricity, water and drainage as well as one allocated car parking space in front of the unit.

Access into the building at present is by way of a single double glazed pedestrian door and a steel roller shutter door (height 10', width 8'9") at the front of the unit.

The internal height of the workshop is approximately 12' and dimensions are 36' (10.97 m) deep by 27'3" (8.35 m) wide.

ACCOMMODATION

Unit 6 986 sq ft 91.60 sq m.

BUSINESS RATES

Rateable Value £4,950 (Draft 2017)

RENT

£5,200 per annum.

LEASE TERMS

The property is available by way of a short term lease for a period of up to three years on full repairing and insuring terms. Three month's rent deposit will be required.

LEGAL COSTS

The proposed new tenant will be responsible for the costs of drawing up the tenancy agreement.

EPC

The property has an EPC rating of E104.

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