



**RETAIL PROPERTY
TO LET**



12 Eastover, Bridgwater, Somerset, TA6 5AB.

- Mid terrace two storey commercial property.
- Located close to Bridgwater's town centre.
- Ground Floor - 1,271 sq ft / 118 sq m.
- First Floor - 441 sq ft / 41 sq m.
- Total Accommodation - 1,712 sq ft / 159 sq m.
- Rent: £15,000 per annum / £1,250 per month.

Contact: Tony Mc Donnell MRICS

Mobile: 07771 182608

E: tony@cluff.co.uk

LOCATION

The property is prominently located along Eastover, an edge of prime retail location close to Fore Street within Bridgwater's town centre.

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 J23 at Dunball and the nearby J24 at Huntworth located approximately 2 miles to the south along the A38 Taunton Road.

DESCRIPTION

The property is arranged over the ground and first floor, with a glazed shop frontage with security shutter. There is a good sized retail area with rear ancillary store rooms within the ground floor.

The first floor provides further office accommodation, a store room, a kitchenette and separate WC facilities. Outside at the rear there is an enclosed walled courtyard area.

Suitable for commercial uses under Class E; alternative uses will be considered.

ACCOMMODATION

Ground Floor:

Retail area	875 sq ft	81.30 sq m
Rear Store	276 sq ft	25.64 sq m
Rear Store	<u>120 sq ft</u>	<u>11.15 sq m</u>
Subtotal	1,271 sq ft	118.09 sq m

First Floor:

Offices/Stores	162 sq ft	15.05 sq m
Office/WC	<u>279 sq ft</u>	<u>25.92 sq m</u>
Subtotal	441 sq ft	40.97 sq m
Total Accommodation:	1,712 sq ft	159.06 sq m



Note: There are two rear first floor inaccessible rooms providing an additional 400 sq ft / 37.16 sq m of accommodation.

BUSINESS RATES

Rateable Value is presently £17,750, under the 1st April 2023 listing. 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

A new lease for a minimum term of five years, at £15,000 per annum.

EPC

An EPC has been commissioned and will be available shortly from the agent.

VAT

Payable at the applicable rate.

LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred.

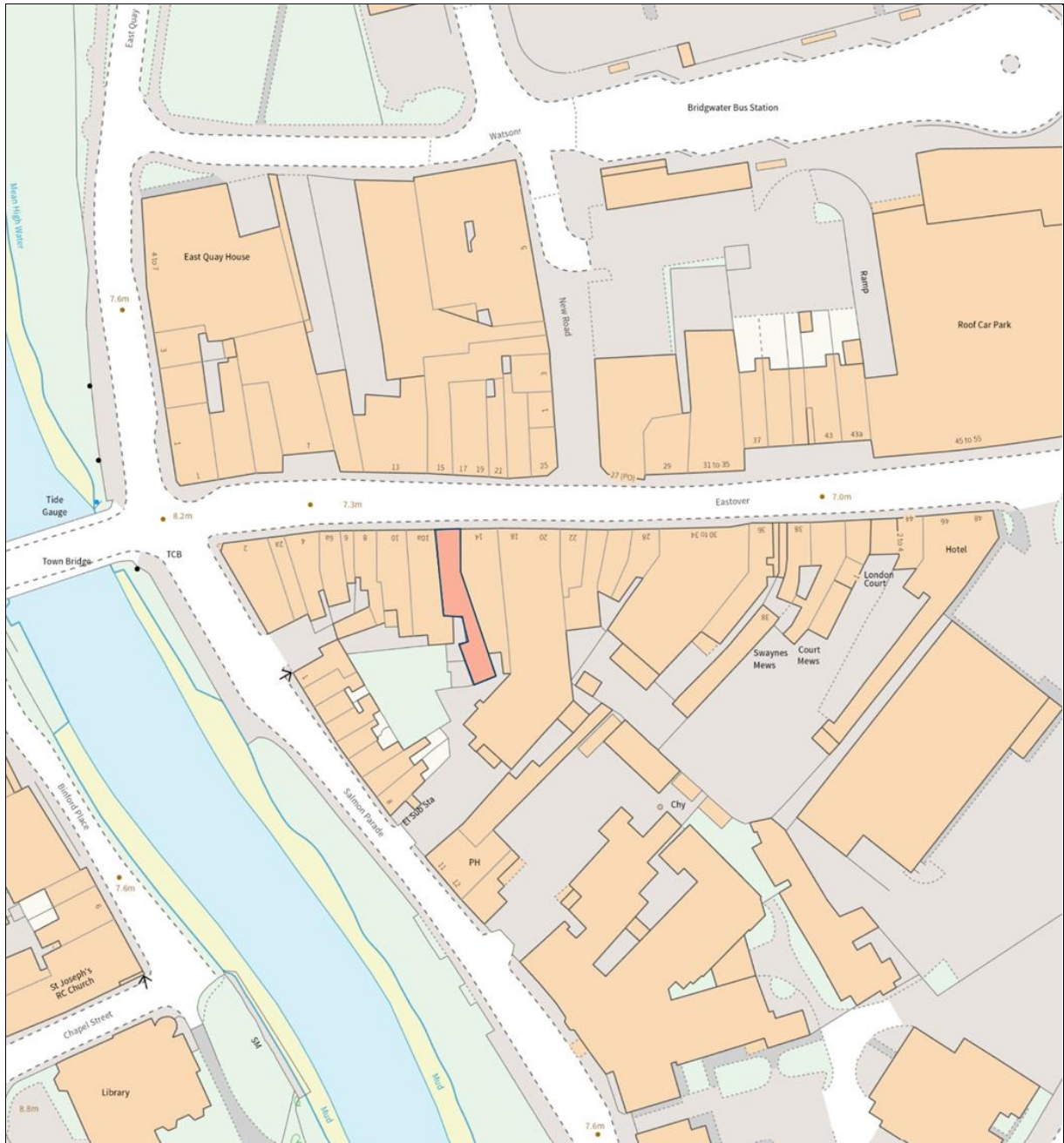
CONTACT

Tony Mc Donnell MRICS

Mobile: 07771 182608

Email: tony@cluff.co.uk

LOCATION MAP:



VIEWINGS – Tony Mc Donnell MRICS

Mobile: 07771 182608

Email: tony@cluff.co.uk

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.