



**Freehold and Development Opportunity
For Sale**



139 St John Street, Bridgwater, Somerset, TA6 5JA.

- Freehold Property.
- Main Front Building – 1,346 sq ft / 125.11 sq m.
- Workshop Areas – 1,910 sq ft / 177.48 sq m.
- Rear Land – approx. 0.3 acres.
- Freehold Guide Price £250,000.

Contact:

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LOCATION

The property is located along St Johns Street, a busy thoroughfare connecting the town centre of Bridgwater with the train station. The premise occupies a prominent roadside position fronting St John Street.

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

The property comprises of mid terraced two storey former Funeral Directors, with attached rear workshop premises. Accessed via the nearby laneway leads to a yard area at the rear of the subject property.

The property has the potential for conversion to a suitable alternative use, subject to gaining the relevant planning consents. Similarly, the rear land is suitable for some form of development. (Enquiries should be made to the local Council for advice).

Accommodation Schedule:		
<u>Main Building:</u>		
Ground Floor	800 sq ft	74.37 sq m
First Floor	546 sq ft	50.74 sq m
Rear Workshops	1,910 sq ft	177.48 sq m
Total Accommodation	3,256 sq ft	302.59 sq m
Rear Land	0.3 acres	0.12 hectares

BUSINESS RATES

Rateable Value taken from the VOA listing from 1st April 2023 is £6,200 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.

EPC

An EPC has been commissioned and will be available shortly.

GUIDE PRICE

£250,000 for the freehold interest.

LEGAL COSTS

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

VAT

Payable if applicable.

CONTACT

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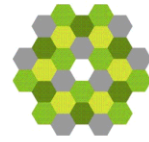
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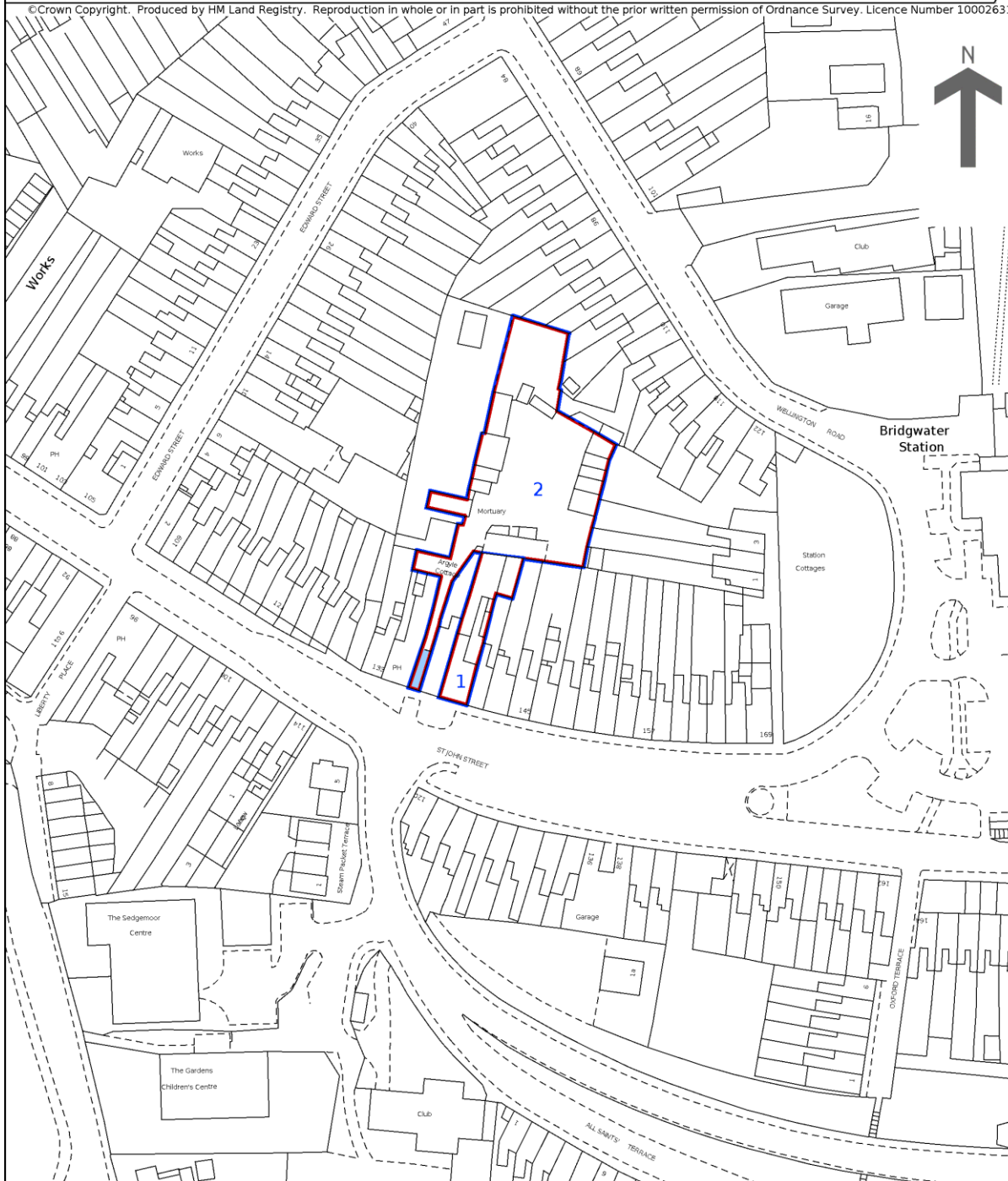
Title Plan:

HM Land Registry
Official copy of
title plan

Title number **ST281580**
Ordnance Survey map reference **ST3036NE**
Scale **1:1250**
Administrative area **Somerset : Sedgemoor**



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Selection of Photographs:



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