



Town Centre Retail Premises
TO LET



15 FORE STREET, BRIDGWATER, SOMERSET, TA6 3BX.

- Prominent Town Centre position along pedestrian High Street.
- Retail Use – alternative uses under Use Class E considered.
- Ground floor sales area – 1,600 sq ft / 148.64 sq m.
- First Floor – 1,025 sq ft / 95.32 sq m.
- Second Floor storage.
- Nearby occupiers – Boots, Costa, Coffee #1, and WH Smith.
- Rent: **£30,000 per annum / £2,500 per month.**

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LOCATION – Fore Street occupies a prime town centre location, amongst a cluster of high street retailers, cafes as well as licensed bar and restaurant occupiers. Fore Street is a pedestrianised retail location within the town centre and the location of multiple national occupiers.

The town centre of Bridgwater is less than 2 miles from J24 of the M5 Motorway, which links with Taunton to the south and Bristol to the north.

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

DESCRIPTION – This Grade II listed property is arranged as ground floor retail sales area with a rear ancillary office/store room, a WC facility and a kitchenette. There are two additional rear ground floor store rooms with a staircase leading to the first floor which provides eleven further office/store rooms; separate male and female WC facilities as well as ancillary storage on the second floor.

The property was recently occupied by Clinton Cards.

Mains water, drainage and three phase electricity are connected.

ACCOMMODATION – Floor areas:-

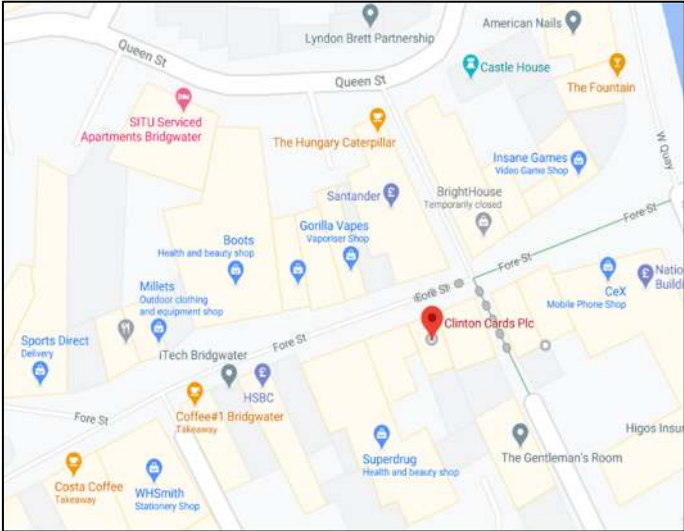
Ground Floor:

Retails Sales – 1,600 sq ft / 148.64 sq m

First Floor:

Ancillary – 1,025 sq ft / 95.32 sq m

Total – 2,625 sq ft / 243.96 sq m



BUSINESS RATES – The 2017 Rateable Valuation is £33,000. 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 property is available via a new lease for a minimum term of 5 years at an annual rent of **£30,000**.

EPC – C51.

VIEWINGS – Please contact:

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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.