



**Town Centre Retail Premises
TO LET via Assignment**



16 CORNHILL, BRIDGWATER, SOMERSET, TA6 3BX.

- Prominent position with the Town Centre.
- A1 Retail Use, alternatives use considered subject to consent.
- Ground floor sales area – 420 sq ft (39 sq m)
- Basement storage – 295 sq ft (27.40 sq m).
- Nearby occupiers – Boots, Costa, Coffee #1, WH Smith and Claire's.
- Rent: **£15,000 per annum.**

Contact: Tony Mc Donnell MRICS

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LOCATION – Cornhill occupies a prime town centre location, amongst a cluster of high street retailers, cafes as well as licensed bar and restaurant occupiers. Cornhill is adjacent to Fore Street, a pedestrian trading 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 – The property is Grade II listed and arranged as ground floor retail sales area with a staircase located at the rear leading to a number of basement store rooms to include two separate WC facilities and a kitchenette point.

The premises was recently occupied by Warren’s Bakery.

Mains water, drainage and three phase electricity are connected.

ACCOMMODATION – Floor areas:-

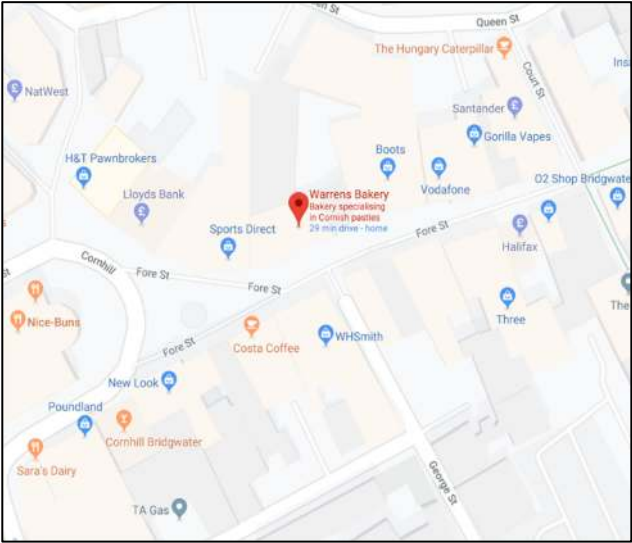
Ground Floor:

Retails Sales – 420 sq ft / 39.00 sq m

Basement:

Storage – 295 sq ft / 27.40 sq m

Total – 715 sq ft / 66.40 sq m



BUSINESS RATES – The 2017 Rateable Valuation is £17,250. 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 premises is available via assignment of an existing lease, due to expire in 2026 at an annual rent of **£15,000**. There is a tenant’s break option in 2021.

A new lease by arrangement may be considered.

EPC – C51.

LEGAL COSTS – The new tenant will be responsible for a contribution towards the landlord’s reasonable legal costs incurred.

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.