



**Taunton** 22 Canon Street  
Taunton  
Somerset TA1 1SW  
**Telephone** 01823 270304  
**Email** taunton@cluff.co.uk

**Bridgwater** Second Floor  
11a Cornhill  
Bridgwater  
Somerset TA6 3BU  
**Telephone** 01278 439439  
**Facsimile** 01278 446823  
**Email** bridgwater@cluff.co.uk

**Web** [www.cluff.co.uk](http://www.cluff.co.uk)

Cluff Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that;

(i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a

(ii) no person in the employment of Cluff Commercial has any authority to make or give any representation or warrant whatever in relation to this property.

All negotiations concerning the property are to be conducted through the offices of Cluff Commercial.



## Retail Premises – Lock Up Shop

**TO LET**



### 1 Wye Avenue, Westonzoyland Road, Bridgwater, TA6 5DF.

- Prominent corner position.
- Located within a predominately residential area.
- Total Area – 615 sq ft. One car parking space in rear yard.
- Rent: £4,500 per annum (£375 per month).

Contact: Tony Mc Donnell MRICS

Mobile: 07771 182608 / 01278 439439

Email: [tony@cluff.co.uk](mailto:tony@cluff.co.uk)

**LOCATION** – The property is situated on Wye Avenue off Westonzoyland Road and Alderney Road approximately 1.5 miles from the town centre of Bridgwater. The shop premises are situated within a parade of shops, in a predominately residential area. Nearby occupiers include a Costcutter convenience store, a hairdressing saloon, a photography studio as well as a Labrador rescue charity shop.

**DESCRIPTION** – This ground floor premise comprises a lock-up shop, benefitting from rear access and a car parking space in the rear yard. There is an electric operated roller shutter door at the front of the premises, with the main shop area behind. Beyond is a rear store room with an adjacent WC and wash hand basin. There is an internal steel double doorway leading to an enclosed loading bay area providing access to the rear service yard area.

**ACCOMMODATION** – Our measured internal floor areas are as follow:-  
Ground Floor Shop: 615 sq ft / 57.13 sq m.

**BUSINESS RATES** – The 2017 Draft Rateable Value is £3,500 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.

**TERMS** – The premises are available via a new lease for a term of six years at an annual rent of £4,500. Three months rent deposit will be required.

Alternative uses will be considered.

**EPC** – The property has an energy performance rating of E102. Copy available upon request.

**LEGAL COSTS** – Each party will be responsible for their own legal costs incurred.

#### **INTERNAL PHOTOGRAPHS:**



Contact: Tony Mc Donnell MRICS  
Mobile: 07771 182608 / 01278 439439  
Email: [tony@cluff.co.uk](mailto: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.