



Town Centre Retail with Upper Floors
TO LET



4 Eastover, Bridgwater, Somerset, TA6 5AB.

- Mid terrace three storey property positioned close to the town centre.
- Ground Floor – 921 sq ft, to include rear offices and storage.
- First Floor – 547 sq ft, suitable as storage or office use.
- Second Floor – 500 sq ft, suitable as storage or office use.
- Rent: £15,000 per annum / £1,250 per month.

Contact: Tony Mc Donnell MRICS

Mobile: 07771 182608 / 01278 439439

Email: tony@cluff.co.uk

LOCATION

The property is prominently located along Eastover, which leads onto Fore Street the prime retail pitch within Bridgwater's town centre, via a pedestrian and vehicular bridge over the River Parrett to the east.

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 is arranged over ground, first and second floors, with a glazed frontage onto Eastover. The upper floors are accessed internally via a staircase located on the right hand side inside the main retail area on the ground floor.

The ground floor is predominately open plan, with a rear office and two small store rooms. There is a suspended ceiling with inset spot lighting and laminate floor covering.

The upper floors provide a number of rooms, suitable for office or storage use, with WC and kitchenette facilities. There is also a fire escape route leading to the rear of the property from the first floor.

Suitable for retail use; alternative uses will be considered and may require a change of use.

ACCOMMODATION

Ground Floor:

Retail area	879 sq ft / 81.66 sq m
Rear Office & Stores	<u>42 sq ft</u> / <u>3.90 sq m</u>
Total:	921 sq ft / 85.56 sq m

First Floor:

Offices/Stores	547 sq ft / 50.82 sq m.
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Second Floor:

Offices/Stores	500 sq ft / 46.45 sq m.
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BUSINESS RATES

Rateable Value is £9,100. 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, on full repairing and insuring terms at £15,000 per annum (£1,250 per month).

VAT

The rent is exclusive of VAT.

EPC

An energy performance certificate has been commissioned and will be available upon request.

LEGAL COSTS

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

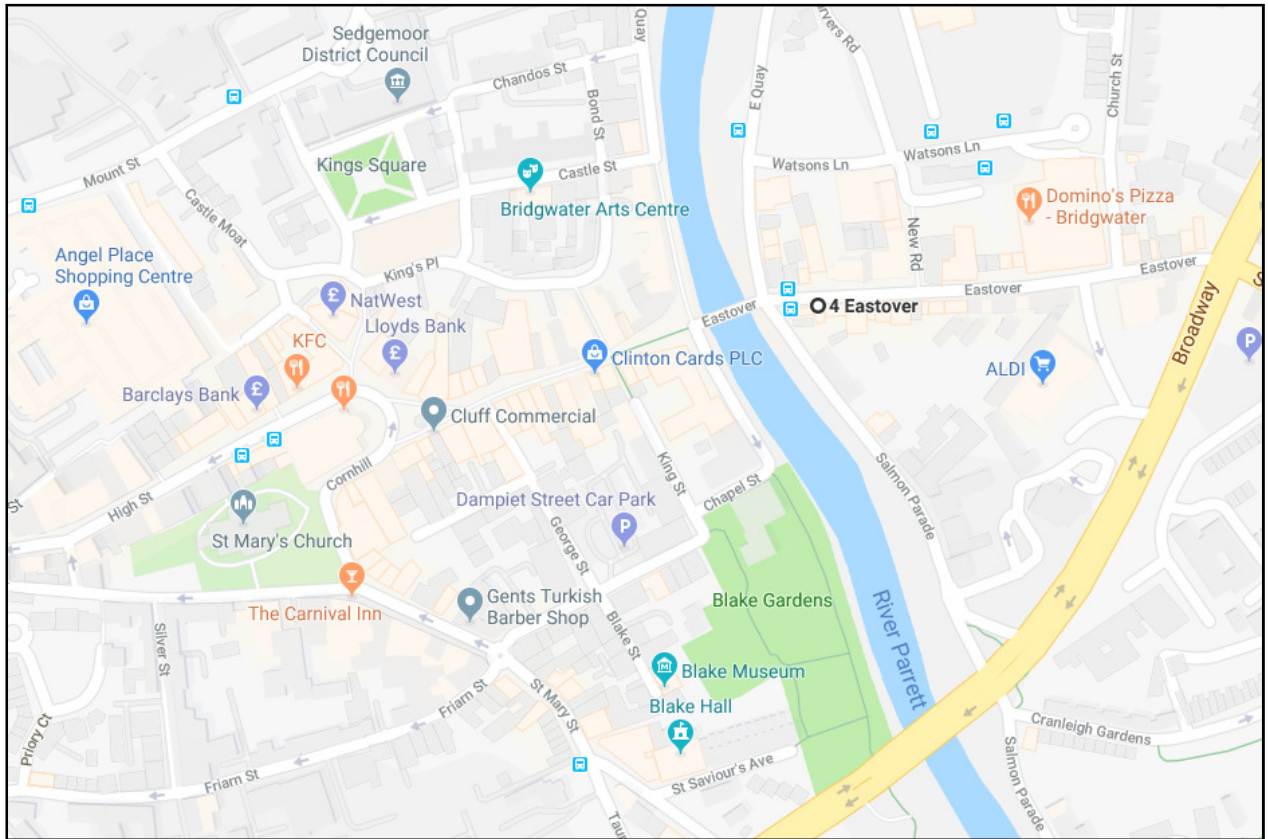
CONTACT

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LOCATION -



VIEWINGS - Please contact:

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