



Investment Opportunity  
**FOR SALE**



**4-6 King Street, Bridgwater, Somerset, TA6 3ND.**

- Mid terrace three storey property positioned off Fore Street.
- Located in Bridgwater's town centre.
- Ground Floor Retail – £6,450 per annum\*.
- Two One Bedroom Flats above – £9,300 per annum.
- Total Annual Rent – £15,750 per annum\*.
- Guide Price **£195,000.**

Contact: Tony Mc Donnell MRICS 07771 182608 [tony@cluff.co.uk](mailto:tony@cluff.co.uk)



## LOCATION

The property is prominently located along King Street, which leads onto Fore Street, the prime retail pitch within Bridgwater's town centre.

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 a ground floor retail premises with frontage onto King Street.

Separate access from the frontage leads to two one bedroom flats arranged on the first and second floors, respectively.

## SCHEDULE

	<u>Lease/AST</u>	<u>Rent</u>
<u>First Floor Flat</u>	AST - Holding over	£4,320 per annum
<u>Second Floor Flat</u>	AST - Holding over	£4,980 per annum
<u>6 King Street - Retail</u>	15 year lease from July 2013 until 2028.	£6,000 per annum From July 2024 - £6,250 pa From July 2025 - £6,500 pa From July 2026 - £6,750 pa (*Average rent of £6,450 pa)
	Total Annual Rent	£15,750 pa*

## BUSINESS RATES

Rateable Value is presently £6,000 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.

## COUNCIL TAX

Both flats have a Council tax Band A with the annual liability of £1,414.06 per flat.

## EPC

An energy performance certificate has been commissioned for the ground floor retail premises and will be available upon request. First Floor flat is D64 and Second Floor flat is E53. Expiry 9/12/2030.

## GUIDE PRICE

£195,000 for the freehold interest.

## LEGAL COSTS

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

## VAT

Payable at the applicable rate.

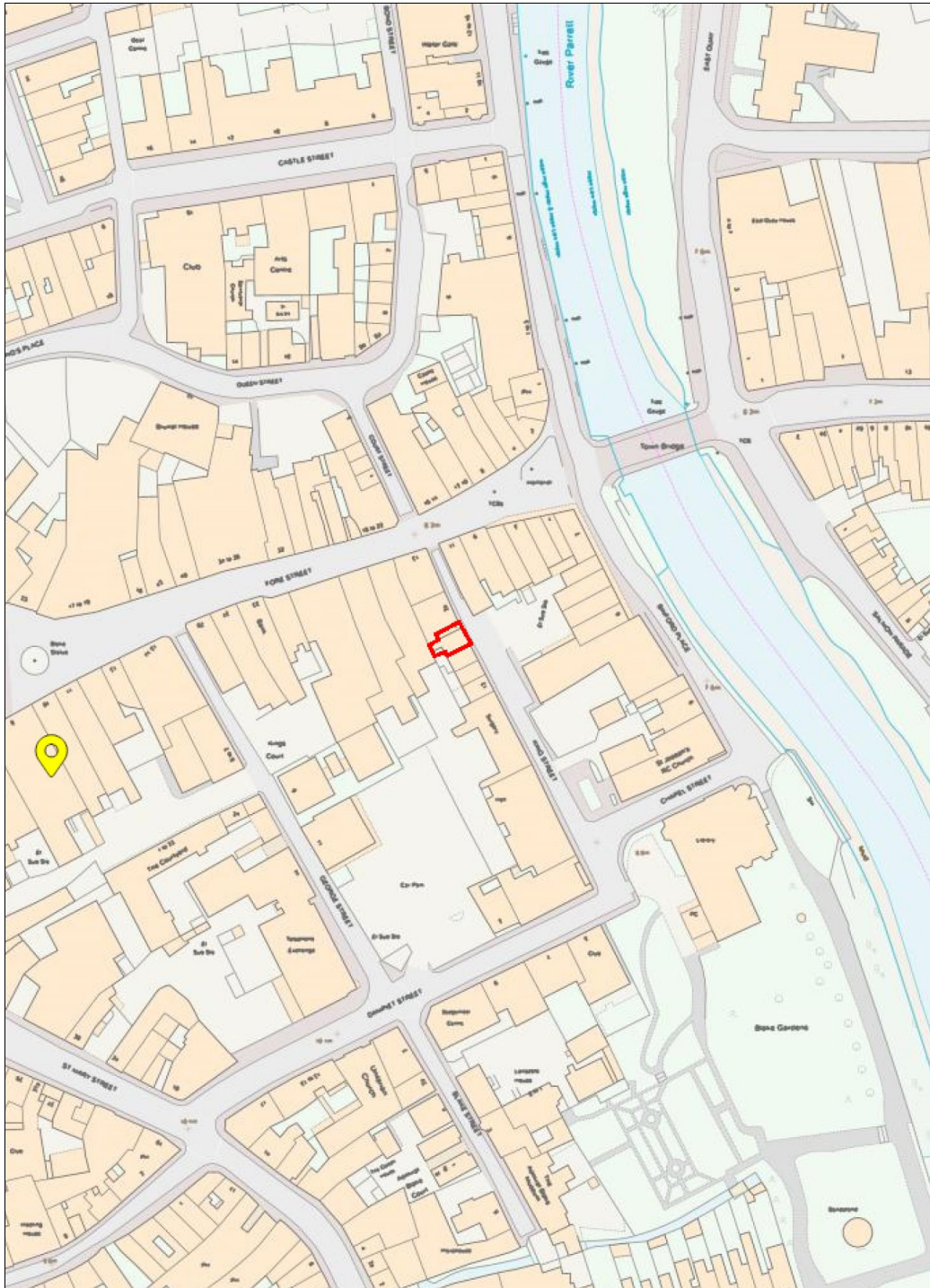
## CONTACT

Tony Mc Donnell MRICS

Mobile: 07771 182608

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**LOCATION MAP:**



**Note:** Indicative site plan.

**FURTHER INFORMATION** – 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.

## EPC's

Bottom Flat 4a King Street Bridgwater TA6 3ND	Energy rating <b>D</b>
Valid until <b>9 December 2030</b>	Certificate number <b>9807-3900-7202-2730-9200</b>

Property type	Mid-floor flat
Total floor area	39 square metres

### Rules on letting this property

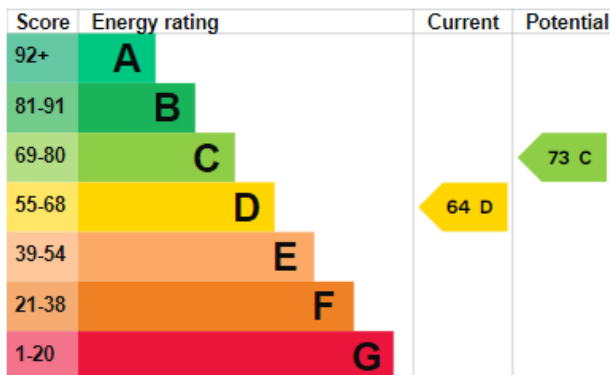
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



Top Flat 4a King Street Bridgwater TA6 3ND	Energy rating <b>E</b>
Valid until <b>9 December 2030</b>	Certificate number <b>9330-2630-1020-2990-7011</b>

Property type	Top-floor flat
Total floor area	63 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

