



Industrial Unit
FOR SALE / TO LET



58 Salmon Parade, Bridgwater, Somerset, TA6 5JT.

- Industrial property with secure rear yard and roadside position.
- Approximately 9,900 sq ft / 940 sq m.
- Secure Site area approx. 0.51 acres.
- New lease available – **£45,000** per annum.
- Freehold Guide Price **£525,000**.

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LOCATION

The property is located along Salmon Parade, within the Colley Lane Industrial Estate, in Bridgwater.

This area benefits from the Colley Lane Southern Access Route, which links J24 of the M5 to The Showground.

Bridgwater has two motorway interchanges, namely J23 at Dunball and J24 at Huntworth.

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.

DESCRIPTION

This property comprises a detached single storey industrial unit incorporating offices and mezzanine areas. There is a secure enclosed rear yard suitable for vehicular parking and storage, with roadside access and front vehicular parking possible.

There are three roller shutter doors situated along the rear elevation walls, serving the rear yard.

The premises benefits from three phase electricity, suspended ceilings with inset Cat II lighting, as well as a number of WC and kitchenette facilities.

ACCOMMODATION

Offices	568 sq ft	52.77 sq m
Workshop	1,748 sq ft	162.39 sq m
Workshop	788 sq ft	73.21 sq m
Workshop	1,128 sq ft	104.79 sq m
Workshop	548 sq ft	50.91 sq m
Workshop	2,571 sq ft	238.85 sq m
Rear Store	<u>201 sq ft</u>	<u>18.67 sq m</u>
Total Net Area	7,522 sq ft	719.59 sq m
Mezzanine areas	2,380 sq ft	221.11 sq m
Total Overall:	9,902 sq ft	940.70 sq m

PLANNING

The former occupier used the premises as a Community Centre (D1 use). The property has previously had consent for B8 use, namely for 'Storage, Ancillary Showroom and Trade Counter' use. EPC Rating D86.

Applicants are advised to make their own enquiries regarding approved uses for the property. Sedgemoor District Council (0300 303 7788).

BUSINESS RATES

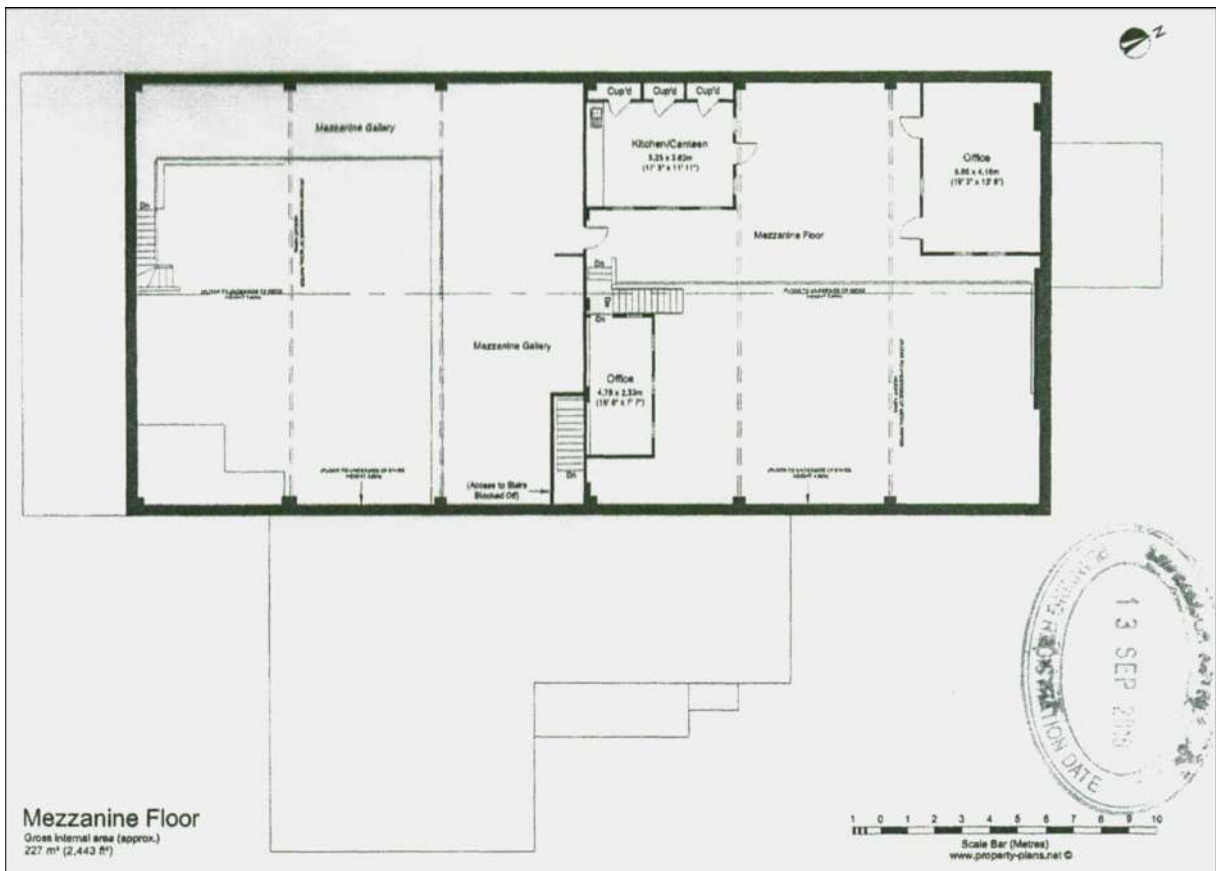
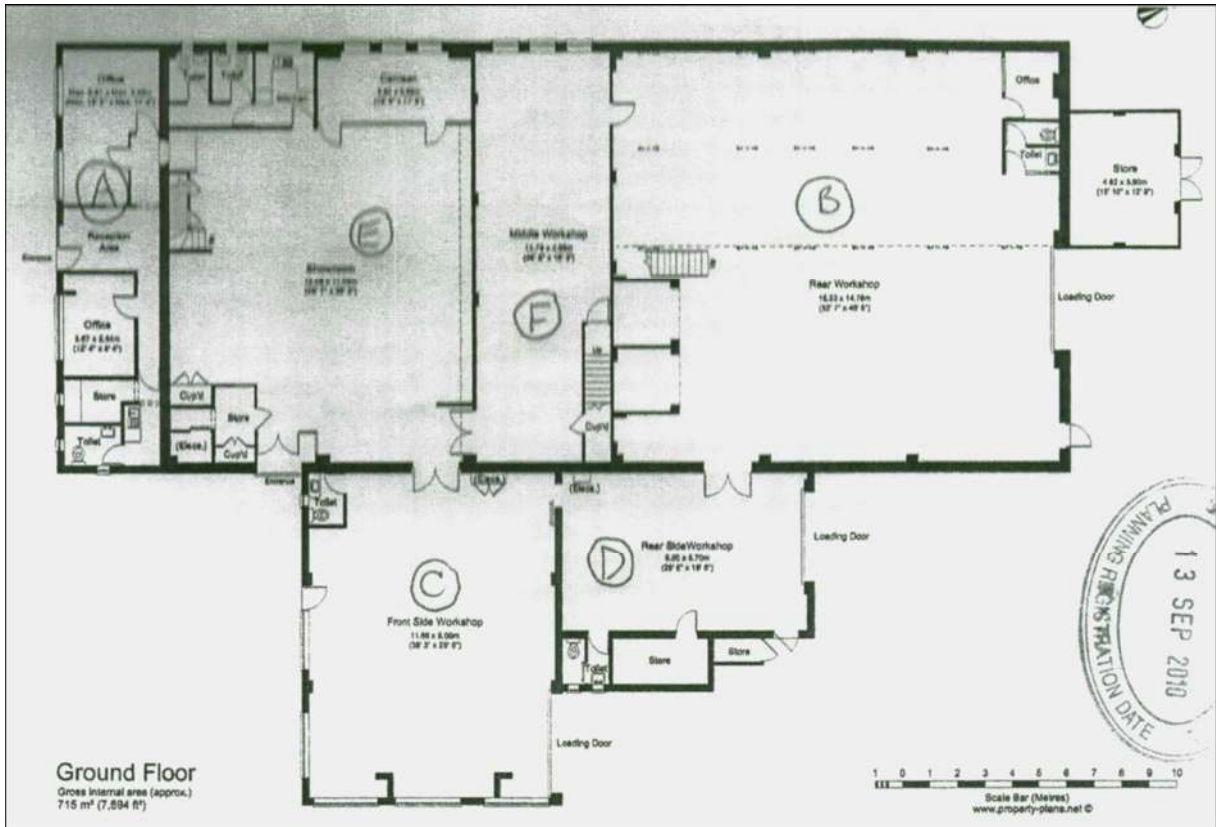
Interested parties should make their own enquiries with the Local Authority, Sedgemoor District Council (0300 303 7788), to ascertain the rates payable. A change in occupation may trigger an adjustment in the rating assessment.

GUIDE RENT / PRICE

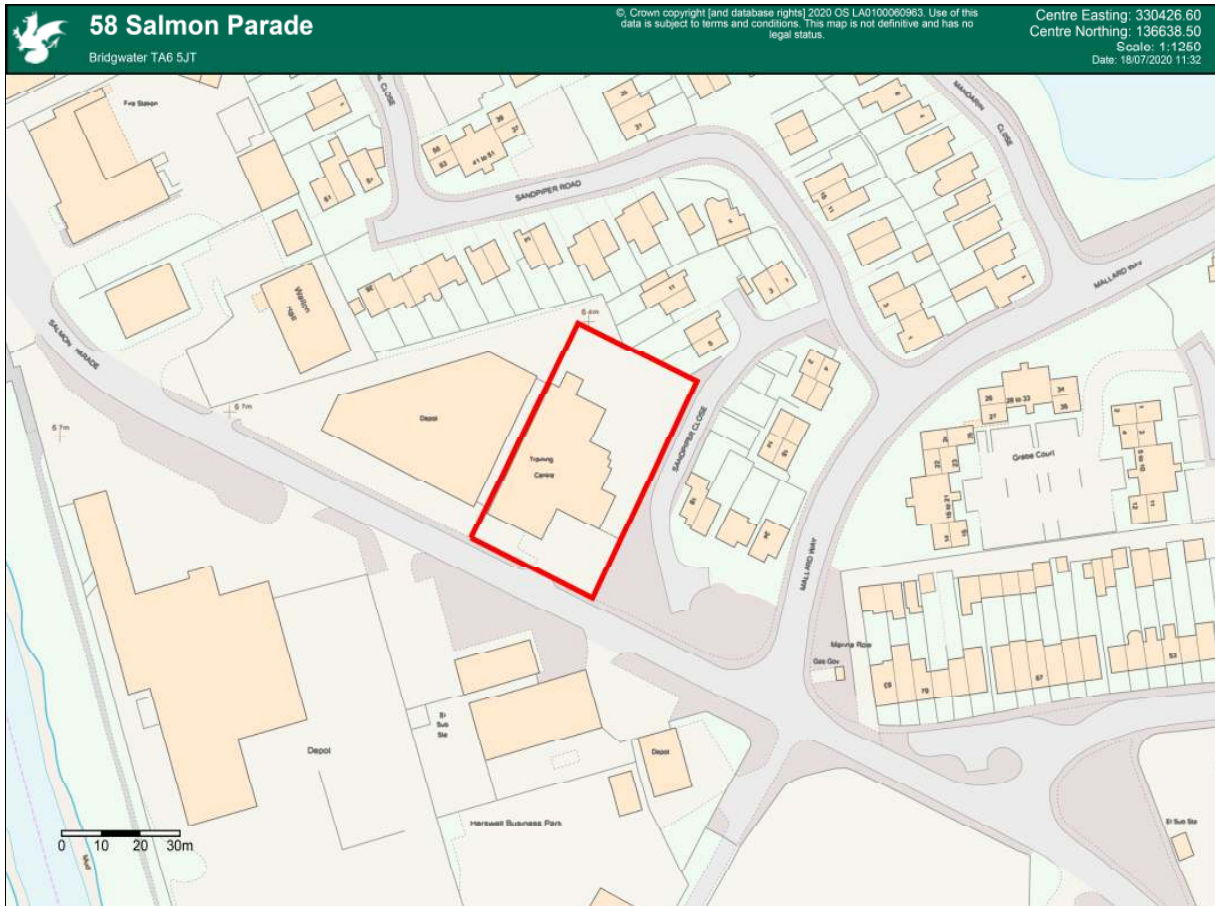
A new lease for a minimum lease term of 5 years is available at an annual rent of **£45,000**.

The property is available freehold at a guide price of **£525,000**.

INDICATIVE LAYOUT AND FLOOR PLANS



LOCATION PLAN



FURTHER INFORMATION CONTACT

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