



**60 CLARE STREET  
BRIDGWATER  
SOMERSET  
TA6 3EN**

**VERSATILE RETAIL/SHOWROOM PREMISES WITH  
POTENTIAL FOR DEVELOPMENT AND CONVERSION**

**2,684 sq ft**

**FREEHOLD FOR SALE  
£195,000**



## LOCATION

The property is located in Clare Street just off the High Street and to the rear of Bridgwater Town Hall adjoining properties including Tamlyns Estate Agents, The Gallery Bar, The Engine Room, The English Raj Indian Restaurant, and an accountants.

The property has rear access and parking from Market Street close to Tamlyns Auction rooms and a furniture and antique warehouse.



There is public car parking available either on-street in the High Street and adjacent to Angel Place shopping centre.

Clare Street is linked by a pedestrian pathway to the High Street at both ends.

## DESCRIPTION

The property comprises a deceptively large retail showroom premises arranged on ground and first floors and having frontage to Clare Street and loading from its own car parking area onto Market Street.

The building is a period property dating from the 1800's, however we understand that it is not listed.

The showroom itself is fitted out to a high standard with timber shop front and doorway, solid floors with laminate floor covering, display fittings and spotlighting.



Because of the present use of the property for a fireplace showroom the heating has been by way of the display gas and log burners in the property.

A wide staircase at the rear of the ground floor showroom rises to the first floor showroom area.

At the rear of the ground floor is a store room with W.C., and a further smaller storeroom with door opening onto the car park.

To the first floor is a front showroom with window onto Clare Street, a staircase rising to the second floor and a large open plan showroom with wood effect flooring, display lighting and door opening onto the flat roof of the rear store.





On the second floor of the property is a former flat which has more recently been used for offices and storage but retains its kitchen and bathroom. This offers an opportunity to revert back to residential use subject to planning and building regulations approval.

The former flat comprises a **Bedroom** (14'7" x 10'9") with window to the side, **Kitchen** (15'7" x 7'), **Shower room** with W.C (5'1" x 14'7") and **Living room** (19'2" x 13'2") with fireplace and gas fire, sash windows to the side and rear.

The car park at the rear has parking for approximately eight vehicles.

## SERVICES

All main services including gas are connected.

## ACCOMMODATION

### Ground floor

Showroom	716 sq ft
Rear stores	344 sq ft

### First floor

Front showroom	276 sq ft
Rear showroom	660 sq ft

### Second floor

Former flat	688 sq ft (overall)
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**Building total** **2,684 sq ft**

## **GUIDE PRICE**

**£195,000 plus VAT (if applicable)**

## **TERMS**

The property is for sale freehold with vacant possession upon completion.

## **LEGAL COSTS**

Each party to bear their own legal costs in the transaction.

## **EPC**

To be confirmed. Copy available shortly.

## **CONTACT**

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## **VIEWING**

The property is confidentially available while the business is still trading and therefore any viewings must be strictly be arranged with the selling agents Cluff Commercial Ltd