



TO LET

Retail Premises – Former Convenience Store



68–70 West Street, Bridgwater, Somerset, TA6 3RW

- Sales Area – 1,198 sq ft / 111.31 sq m.
- Rear Store – 240 sq ft / 22.31 sq m.
- Total accommodation 1,438 sq ft / 133.59 sq m.
- Assignment of existing lease. Expiry on 30th March 2029.
- Rent: £8,000 per annum.

Contact: Tony Mc Donnell MRICS
Mobile: 07771 182608
Email: tony@cluff.co.uk

Chris Cluff MRICS
07802 385746
chris@cluff.co.uk

LOCATION

The property is located on West Street prominently situated at the junction with St Matthews Green approximately 400m from Bridgwater town centre. West Street connects to Broadway approximately 100m distant, providing access to the main A38 dual carriageway which links both junctions 23 to the north and 24 to the south of Bridgwater on the M5.

Bridgwater is approximately 37 miles south of Bristol and 10 miles north of Taunton, the county town of Somerset.

DESCRIPTION

The property comprises the majority of the ground floor of a three storey detached building with upper floor residential flats The adjacent retail unit is occupied by a hairdressers/beauty saloon. The building is of traditional brick elevations with a pitched tiled roof and benefits form a small delivery/service yard to the rear accessed via St Matthews Green.

The unit benefits from a wide timber display glazed frontage and offers mainly retail accommodation with a rear store and staff facilities.

ACCOMMODATION

Retail/Sales Area	1,198 sq ft	111.31 sq m
Rear Storage	<u>240 sq ft</u>	<u>22.31 sq m</u>
Total	1,438 sq ft	133.59 sq m

BUSINESS RATES

Rateable Value	£9,100 (2017)
Rates payable	Applicants are advised to make their own enquiries with Somerset West and Taunton Council.

TERMS

The property is available via assignment or subletting of an existing lease expiring 30th March 2029. The lease provides for a tenant break option on the 31st March 2024.

EPC

EPC rating is C 72.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

