



RETAIL PREMISES
TO LET



7 Eastover, Bridgwater, Somerset, TA6 5AG.

- Mid terrace two storey property.
- Well located close to Bridgwater's town centre.
- Ground Floor - 2,357 sq ft / 219 sq m.
- First Floor - 1,570 sq ft / 145 sq m.
- Total Accommodation - 3,927 sq ft / 364 sq m.
- Rent: £25,000 per annum / £2,083.33 per month.

Contact: Tony Mc Donnell MRICS

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LOCATION

The property is prominently located along Eastover, an edge of prime retail location close to Fore Street 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 J23 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 the ground and first floor, with a large frontage glazed shop frontage onto Eastover. There is a large retail area with rear ancillary offices and store rooms within the ground floor.

The first floor provides further office accommodation, store rooms, a kitchenette and separate WC facilities. At the rear there is a loading passageway from Watsons Lane to the north.

Suitable for commercial uses under Class E; alternative uses will be considered and may require a change of use as well as Landlords consent.

ACCOMMODATION

Ground Floor:

Retail area	1,855 sq ft	172 sq m
Rear Offices/Stores	502 sq ft	46 sq m

First Floor:

Offices/Stores	1,042 sq ft	97 sq m
Kitchenette	166 sq ft	15 sq m
Stores	212 sq ft	20 sq m
WC's	<u>150 sq ft</u>	<u>14 sq m</u>
Total Accommodation:	3,927 sq ft	364 sq m

BUSINESS RATES

Rateable Value is presently £32,250, under the 1st April 2023 listing. 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, at £25,000 per annum.

EPC

An EPC has been commissioned and will be available shortly.

VAT

Payable at the applicable rate.

LEGAL COSTS

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

CONTACT

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LOCATION MAP:



VIEWINGS – Tony Mc Donnell MRICS

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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.