



Investment Opportunity
FOR SALE



8-12 King Street, Bridgwater, Somerset, TA6 3ND.

- Terrace of three commercial properties.
- Each property provides ground and first floor accommodation.
- Located in Bridgwater's town centre.
- Total Annual Rent – £20,436.26 per annum
- Guide Price **£255,000.**

Contact: Tony Mc Donnell MRICS 07771 182608 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 of three terraced commercial properties with frontage onto King Street. Each property provides a ground floor retail accommodation with additional first floor ancillary accommodation.

SCHEDULE

	<u>Lease/AST</u>	<u>Rent</u>
<u>8 King Street</u>	Lease expiry May 2029 Tenant Break in May 2026	£6,500 pa
<u>10 King Street</u>	Lease expiry May 2033.	£7,221.26 pa
<u>12 King Street</u>	Lease expiry April 2024 (Negotiating a new 5 year lease)	£6,715 pa
	Total Annual Income	£20,436.26 pa

BUSINESS RATES

Rateable Values are set out below taken from the VOA listing from 1st April 2023.

8 King Street – £6,000 per annum.

10 King Street – £5,800 per annum.

12 King Street – £5,500 per annum.

EPC

8 King Street – D99. Expiry 10/4/2033.

10 King Street – D92. Expiry 14/5/2028.

12 King Street – E121. Expiry 7/4/2029.

GUIDE PRICE

£255,000 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

Email: tony@cluff.co.uk

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

8 King Street BRIDGWATER TA6 3ND		Energy rating D
Valid until 10 April 2033	Certificate number 0076-1204-6307-6203-1504	

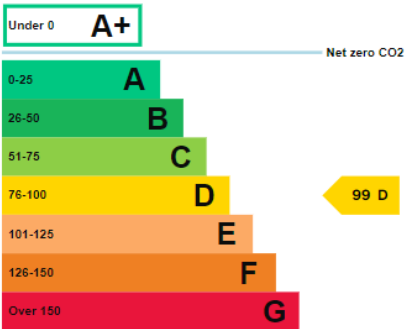
Property type	Retail/Financial and Professional Services
Total floor area	62 square metres

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.



10 King Street BRIDGWATER TA6 3ND		Energy rating D
Valid until 14 May 2028	Certificate number 0410-0738-6199-0995-5006	

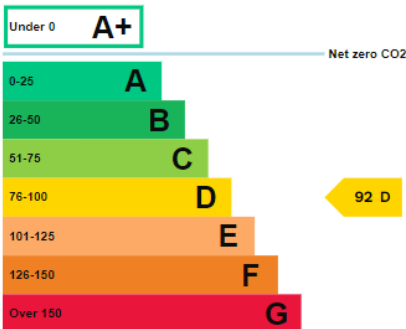
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	61 square metres

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.



12 King Street BRIDGWATER TA6 3ND		Energy rating E
Valid until 7 April 2029	Certificate number 9787-3014-0817-0600-7705	

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	61 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.

