



Former MOT Garage, Workshop and Retail Premises

FOR SALE



**Former MOT Garage, Workshop and Retail Premises, Church Street,
Bridgwater, TA6 5AS.**

- MOT bays, car and motorbike – 650 sq ft / 60.39 sq m.
- Workshop – 1,813 sq ft / 168.43 sq m
- Retail Area – 1,225 sq ft / 113.81 sq m.
- Additional stores, office, staff welfare facilities and a loft storeroom.
- Total Accommodation – 4,550 sq ft / 422.70 sq m.
- Site area – 0.16 acres.
- Frontage yard for off road parking.
- Freehold Guide Price (with vacant possession) – £295,000.

Contact: Tony Mc Donnell MRICS

Mobile: 07771 182608

Email: tony@cluff.co.uk

LOCATION

Situated prominently with roadside frontage on Church Street, close to the intersection with Eastover in Bridgwater's town centre. Asda Supermarket and Bridgwater Bus & Coach Station located opposite.

Access to Junction 24 of the M5 is located approx. 2 miles to the south along Taunton Road/A38.

Bridgwater has a population of approx. 42,000, with a growing population and new housing developments underway or planned.

DESCRIPTION

The property has operated as a MOT garage and retail premises since the late 1970's.

The property consists of a frontage off road parking area, single storey front facing premises, utilised as two MOT bays, a retail premises and reception office area.

There is a covered entrance that leads to a more recently constructed steel portal frame workshop, with adjacent staff WC facilities, a kitchenette and a storeroom. There is also a first floor loft store above the right hand side MOT bay.

The property benefits from three phase electricity, mains water and drainage.

ACCOMMODATION – Approximate measurements:

Front Retail area	113.81 sq m	1,225 sq ft
Reception Office	10.68 sq m	115 sq ft
MOT bay	35.77 sq m	385 sq ft
MOT bay	24.62 sq m	265 sq ft
Storeroom	4.83 sq m	52 sq ft
WC/Kitchenette facilities	7.43 sq m	80 sq ft
Covered access to Workshop	21.83 sq m	235 sq ft
Rear Workshop	168.43 sq m	1,813 sq ft
Loft Store	35.30 sq m	380 sq ft
Total Accommodation	422.70 sq m	4,550 sq ft

BUSINESS RATES

The Rateable Value is £22,250 per annum, from 1st April 2026.

GUIDE PRICE

Freehold Guide Price with vacant possession of **£295,000**.

EPC RATING

Commissioned – to be confirmed.

LEGAL COSTS

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

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LOCATION PLAN -



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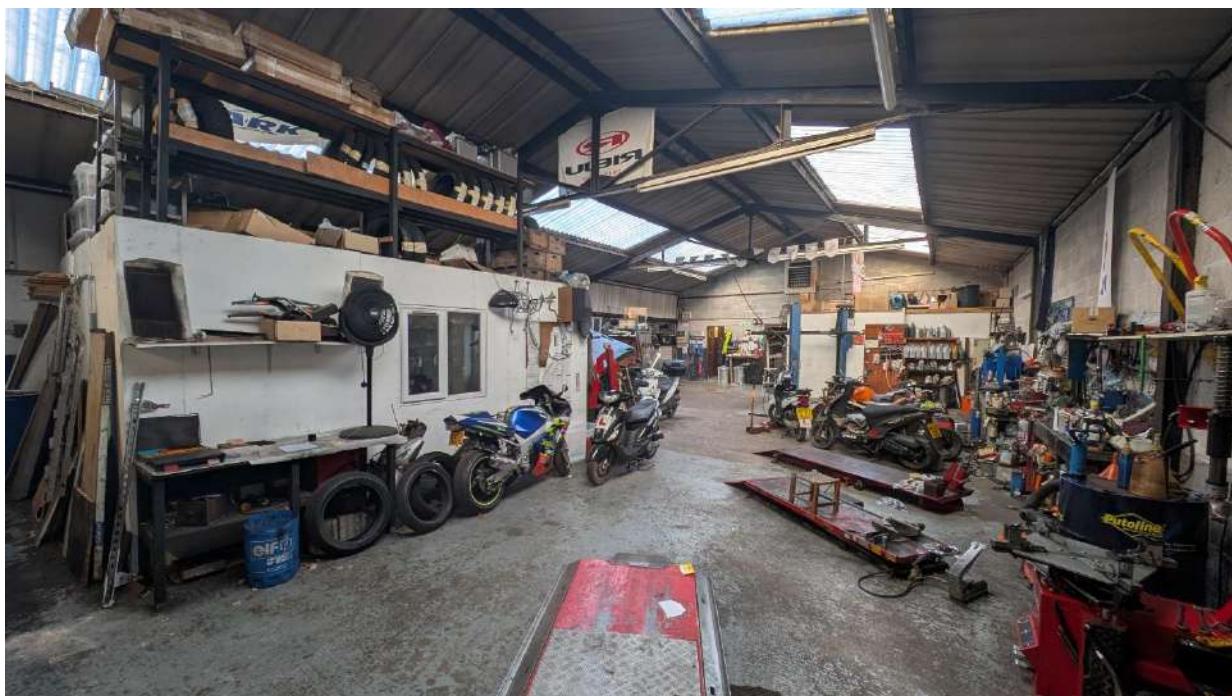
Email: tony@cluff.co.uk

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.

ADDITIONAL PHOTOGRAPHS –



Photographs of the rear Workshop.





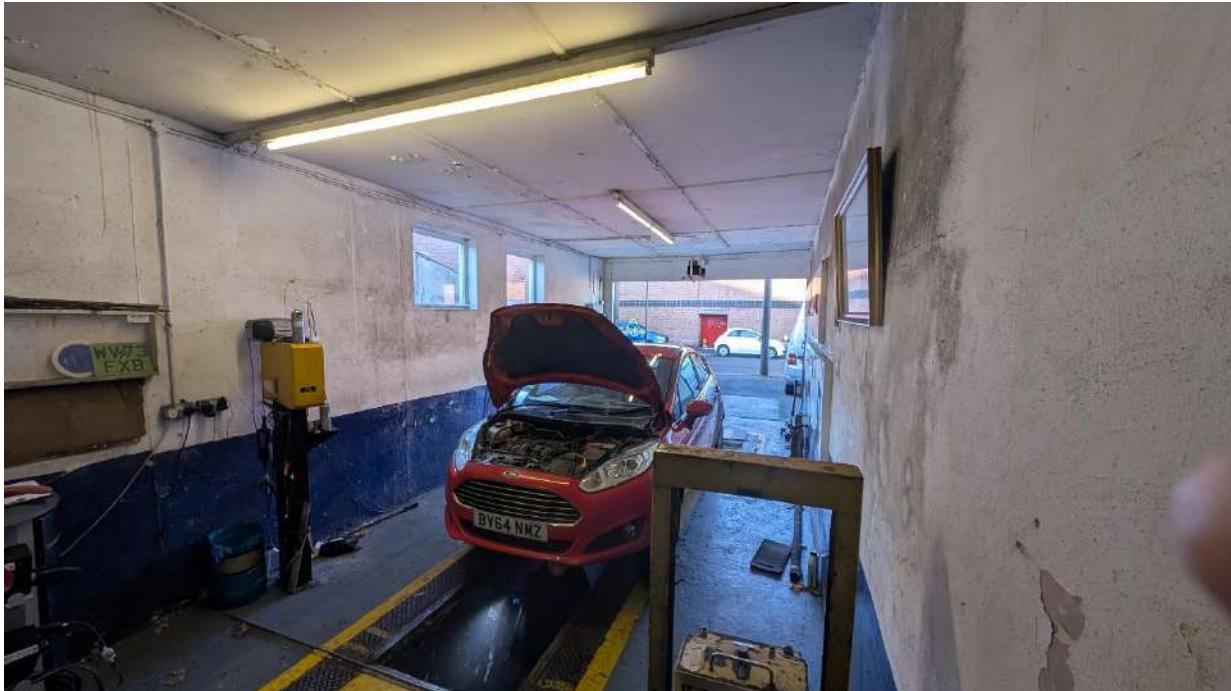
Photographs of the Retail area.



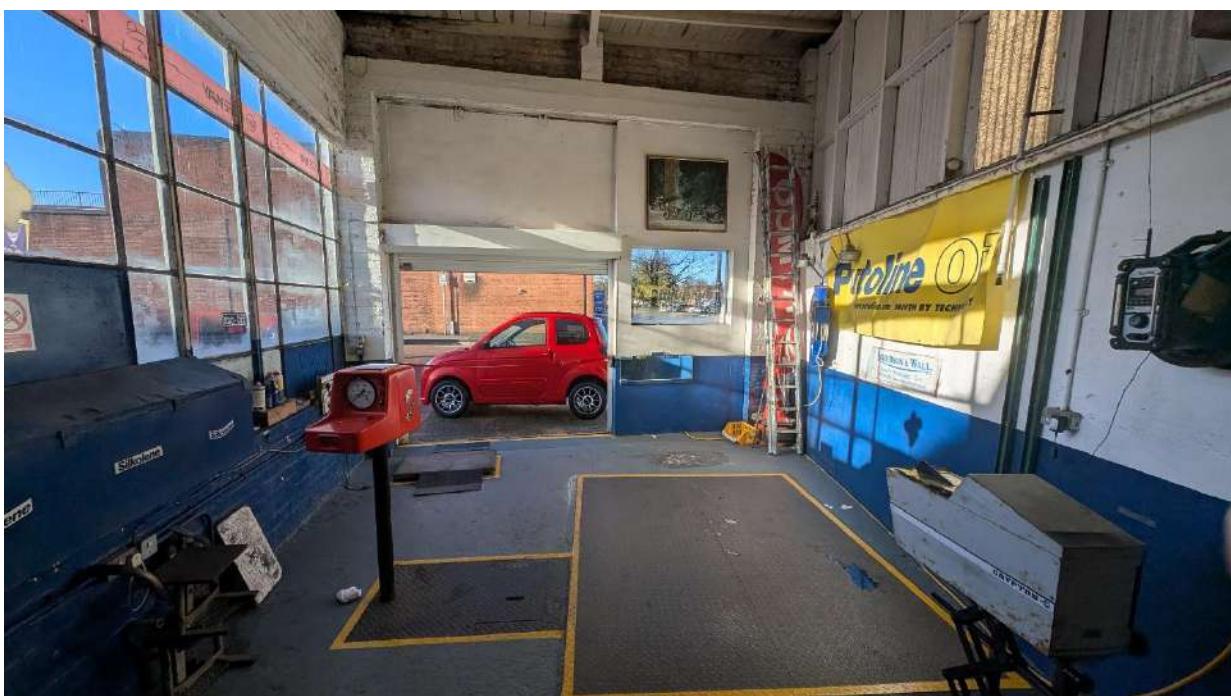


Photographs of the Retail area.





Photographs of the MOT bays.



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