



Freehold Investment Opportunity For Sale



60 Clare Street, Bridgwater, Somerset, TA6 3EN.

- Freehold Town Centre Investment Property.
- Development Potential.
- Total Accommodation – 249.38 sq m / 2,684 sq ft.
- Occupied under a One year Licence until June 2024.
- Total Annual Rental Income of £13,200 per annum.
- Freehold Guide Price **£225,000.**

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LOCATION

The property is located on Clare Street just off the High Street and to the rear of Bridgwater Town Hall.

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 along 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 over ground and first floors and having frontage to Clare Street. There is loading from the rear car parking 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.

Heating has been by way of the display gas and log burners in the property.

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

On the first floor there is a front showroom with window onto Clare Street and a staircase rising to the second floor and a large open plan showroom.

On the second floor of the property is a flat which has more recently been used for staff accommodation, to include a 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 are connected.

ACCOMMODATION –

<u>Ground Floor:</u>		
Showroom & Store	98.50 sq m	1,060 sq ft
<u>First Floor:</u>		
Showroom	86.96 sq m	936 sq ft
<u>Second Floor:</u>		
Staff Accommodation/Flat	63.92 sq m	688 sq ft
Total Overall Accommodation:	249.38 sq m	2,684 sq ft

BUSINESS RATES – The rateable value is £7,900 per annum under the 1st April 2023 listing.

EPC's – Rating D84 – expiry date of 24th February 2030.

GUIDE PRICE – **£225,000** for the Freehold.

VIEWINGS –

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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.

Additional Photographs:



Ground floor retail area shown above, with the below photograph taken within the first floor.





Photograph above of the rear parking area and below of the rear elevation.

