



Former MOT Garage, Workshop and Retail Premises
TO LET



**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.
- Rent – **£23,500 per annum.**

Contact: Tony Mc Donnell MRICS

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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.

LEASE TERMS

A new lease for a term by arrangement at **£23,500 per annum**. A rent deposit will be required.

EPC RATING

Commissioned – to be confirmed.

LEGAL COSTS

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

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ADDITIONAL PHOTOGRAPHS -



Photographs of the rear Workshop.





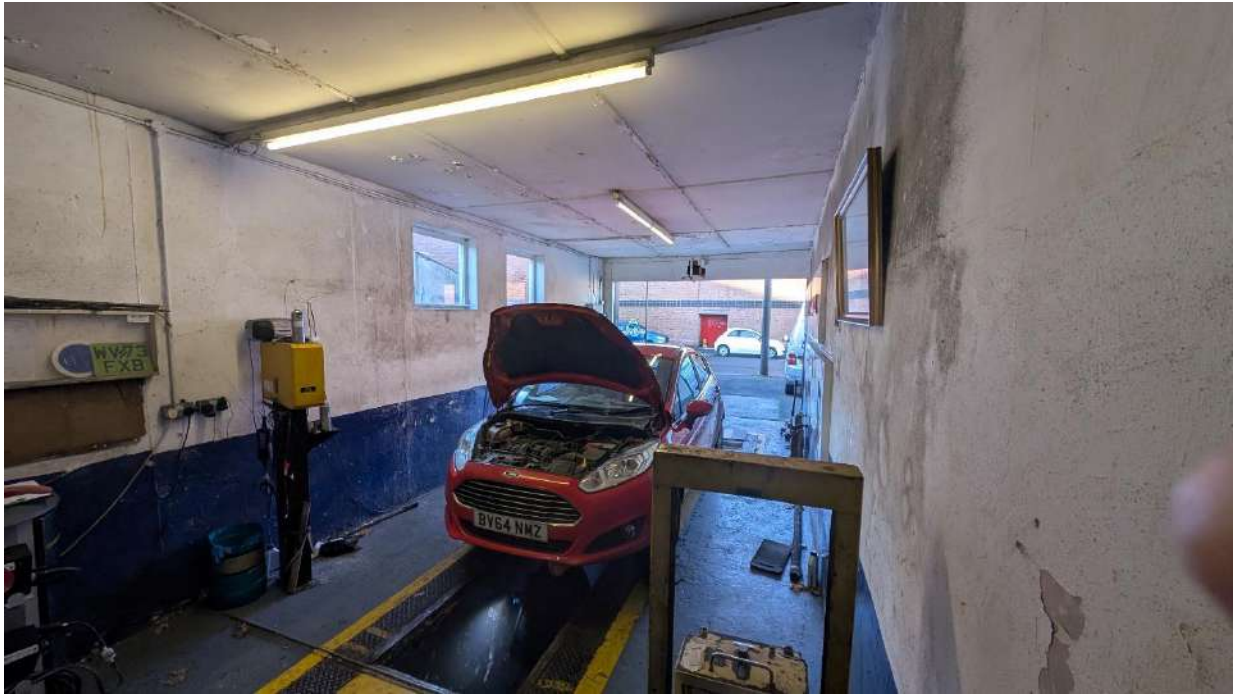
Photographs of the Retail area.



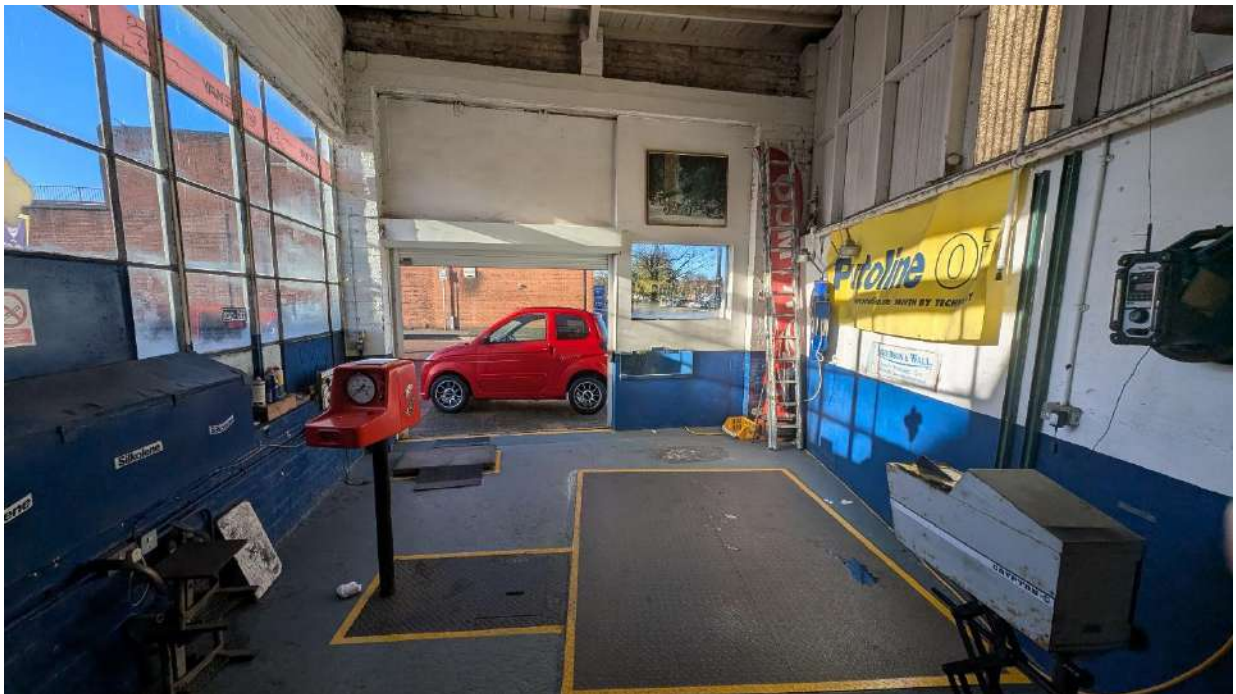


Photographs of the Retail area.





Photographs of the MOT bays.



INTERESTED – 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.