



## Town Centre Retail Unit **TO RENT**



### **Unit 1 Fishermans Wharf, Bridgwater, Somerset, TA6 3HL.**

- Ground floor retail unit suitable for a variety of uses.
- Situated along West Quay overlooking the River Parrett.
- Located close to the town centre and Fore Street.
- Total Accommodation: 850 sq ft / 78.97 sq m.
- Rent: £9,000 per annum. Lease term of 5/6 years.
- Long leasehold interest also available, offers in excess of £100,000.

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## LOCATION

This ground floor retail shop is located at Fisherman's Wharf, along West Quay, to the west of the River Parrett within Bridgwater's town centre. Nearby occupiers include other national and local retailers; hairdressers, restaurants and licensed premises as well as cafes.

The main shopping street in Bridgwater, Fore Street, is located close by and a short walk to the south.

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 ground floor shop is rectangular in shape with a glazed shop frontage, WC and staff kitchenette facilities. Internally there is a suspended ceiling with inset lighting and a lino floor covering. The premise has A1 Retail use, with the most recent use as a hairdresser's. Alternative uses may be suitable, subject to a change of use application.

## ACCOMMODATION

Ground Floor: (approximately)

Total Accommodation	850 sq ft	78.97 sq m.
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## BUSINESS RATES

Rateable Value is £11,500. 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.

Small business rates relief allowance may be available. Please make your own enquiries to Sedgemoor District Council (0300 303 7788).

## TERMS

A new lease for a term of 5 or 6 years at an annual rent of £9,000 is available.

The long leasehold interest, 250 years from 8<sup>th</sup> December 2008, is also available for sale. Offers in excess of £100,000.

## VAT

Payable where applicable.

## EPC

To be confirmed. Copy available shortly.

## CONTACT

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**LOCATION MAP**



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.