



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0117 970 7535 | www.rhtretail.co.uk | 68 OAKFIELD ROAD CLIFTON BRISTOL BS8 2BG



SHOP TO LET

14/16 FORE STREET, BRIDGWATER TA6 3NF

Location

Bridgwater is five minutes from the M5, motorway with junctions to the south and north. The town has a catchment population of 75,000 people within a 15 minute drive time and the catchment is growing with new housing development and the Hinckley Point power station development securing rising employment.

The property comprises a large, ground floor shop with extensive ancillary accommodation, located on a prominent corner, in the town's primary retail pitch. The property has rear service access and a working goods lift.

The premises are adjacent to **Santander** and **Phone Tec Central**. Other occupiers in the vicinity include **Thomas Cook**, **O2**, **Boots** and **Superdrug**.

Accommodation

The property comprises the following approximate areas:

| | | |
|-----------------------|-----------|---------------|
| Ground Floor Sales | 189 sq m | (2,038 sq ft) |
| Ground Floor Store | 61.3 sq m | (660 sq ft) |
| First Floor Ancillary | 61.3 sq m | (660 sq ft) |
| Second Floor Staff | 16.3 sq m | (175 sq ft) |

The premises benefit from rear service access and an internal goods lift.

Tenure

The premises are available by way of a new effectively full repairing and insuring lease, term of years to be agreed.

Rent

Rental offers for the whole are sought in the region of £40,000 per annum, exclusive of VAT, rates and all other outgoings.

Rating Assessment

| | |
|-------------------------|---------|
| Rateable Value | £34,750 |
| Rate in £ | 0p |
| Rates Payable (2020/21) | £0 |

There are currently no business rates payable. Interested parties are advised to allow for business rates being payable from April 2021.

Planning

The property has planning consent for uses within Class E, including retail, restaurant and bar uses. Alternative uses may be considered but interested parties are advised to make their own enquires of the local planning authority.

EPC Rating

The property has an EPC rating of D-77. A copy of the report is available on request.

Legal Costs

Each Party are to be responsible for their own legal, professional and ancillary costs.

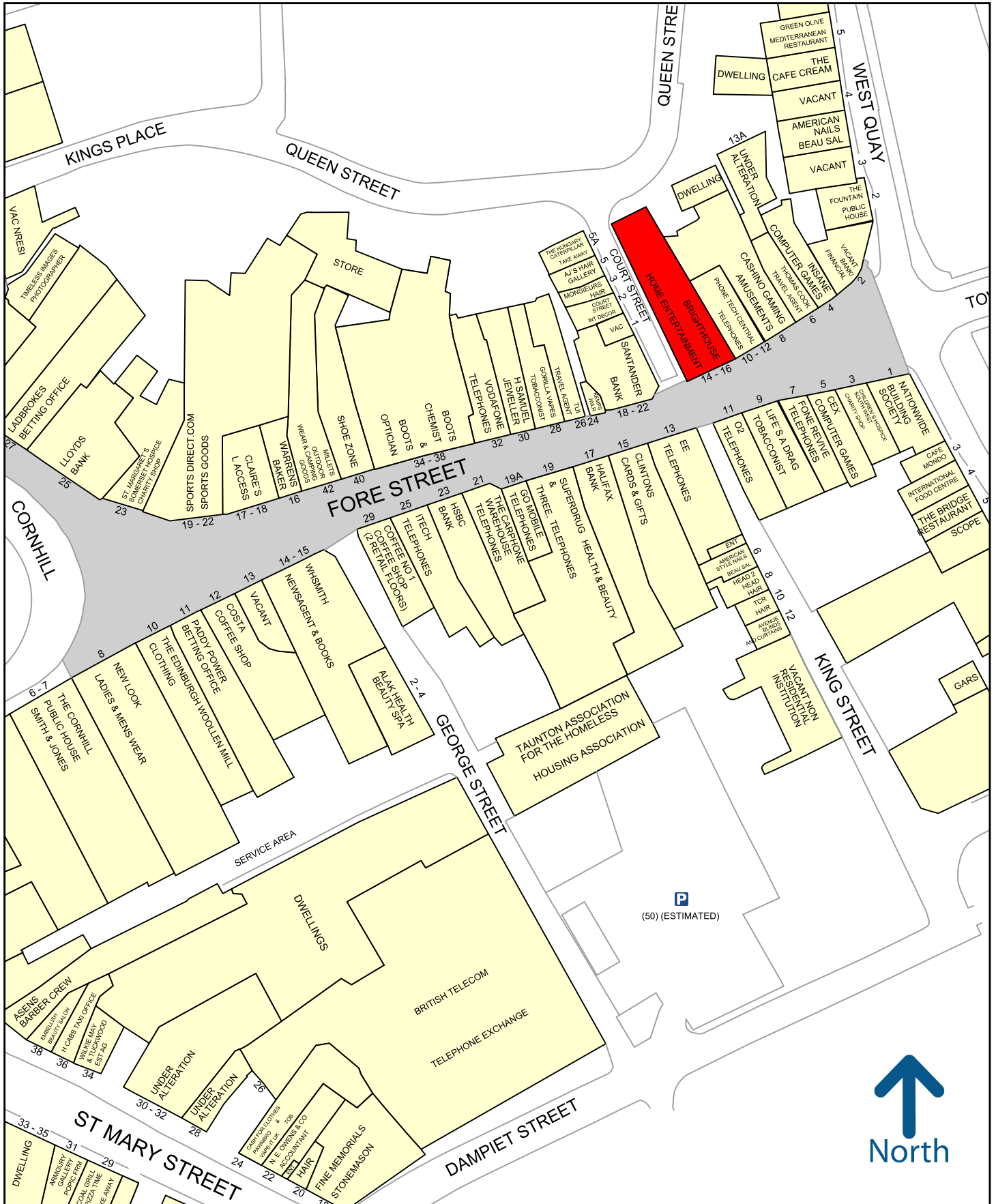
Viewing:

Strictly by appointment:-

Russell Power – Rowley Hughes Thompson
DD: 0117 970 7536
Email: russp@rhtretail.co.uk

Date prepared: March 2019. All transactions are stated exclusive of VAT. Subject to Contract.

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Experian Goad Plan Created: 15/09/2020

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