

BRIDGWATER

PROMINENT RETAIL SHOP

TO LET

GROUND FLOOR 1,035 FT² / 96.15 M²

FIRST FLOOR 494 FT² / 45.90 M²

SECOND FLOOR 562 FT² / 52.20 M



**11 FORE STREET
BRIDGWATER TA6 3NQ**



✦ PEDESTRIANISED FORE STREET

LOCATION

✦ CLOSE TO MAIN NATIONAL & LOCAL
RETAILERS

✦ GROSS FRONTAGE 18 ft 0 in (5.50 m)

✦ NET FRONTAGE 15 ft 3 in (4.63 m)

✦ SHOP DEPTH 50 ft 0 in (15.24 m)

Victoria House • Victoria Street • Taunton TA1 3FA

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01823 353033

LOCATION

Bridgwater is one of Somerset's largest market towns, resident population circa 41,250 (2021 Census) located adjacent to the M5 Motorway with two access junctions J24 & J23. The town supports a good retail offer on traditional High Streets and the covered Angel Centre.

The property is located towards the foot of pedestrianised Fore Street in a prominent position.

DESCRIPTION

An end terrace period building providing ground floor retail shop with ancillary accommodation on two upper floors (with independent access from the side elevation).

FLOOR AREAS

| | | |
|---------------------------|-----------------------------|----------------------------|
| Gross Frontage | 18 ft 0 in | 5.50 m |
| Internal Width | 15 ft 0 in | 4.58 m |
| Ground Floor Sales | 1,018 ft² | 94.60 m² |
| Ground Floor Ancillary | 17 ft ² | 1.58 m ² |
| First Floor Ancillary | 494 ft ² | 46.0 m ² |
| Second Floor Ancillary | 562 ft ² | 52.20 m ² |

LEASE TERMS & RENT

A new lease of the entire property is available for a term to be agreed, subject to five yearly, upward only rent reviews and drawn on full repairing terms.

COMMENCING RENT: £20,000 PAX

RATES & ENERGY PERFORMANCE

Description: Shop & Premises 2023 List Rateable Value: £14,000
(For details of rates payable 2024/2025 please contact the Charging Authority Somerset Council)

Energy Performance Certificate: Band E (120)

LEGAL COSTS

Each party is to pay their own legal and surveyor's costs incurred in the transaction.

FURTHER INFORMATION AND VIEWING

Please contact: **DAVID WHITE** **01823 353033**

dwhite@hatfieldwhite.co.uk

or

Joint Agent: **EMMA MOFFAT, LBP** **01278 450350**

emma@lbp-rics.co.uk

19 June 2024

Property Address:

11 FORE STREET, BRIDGWATER, TA6 3NQ

Scale:

Not to Scale

Date:

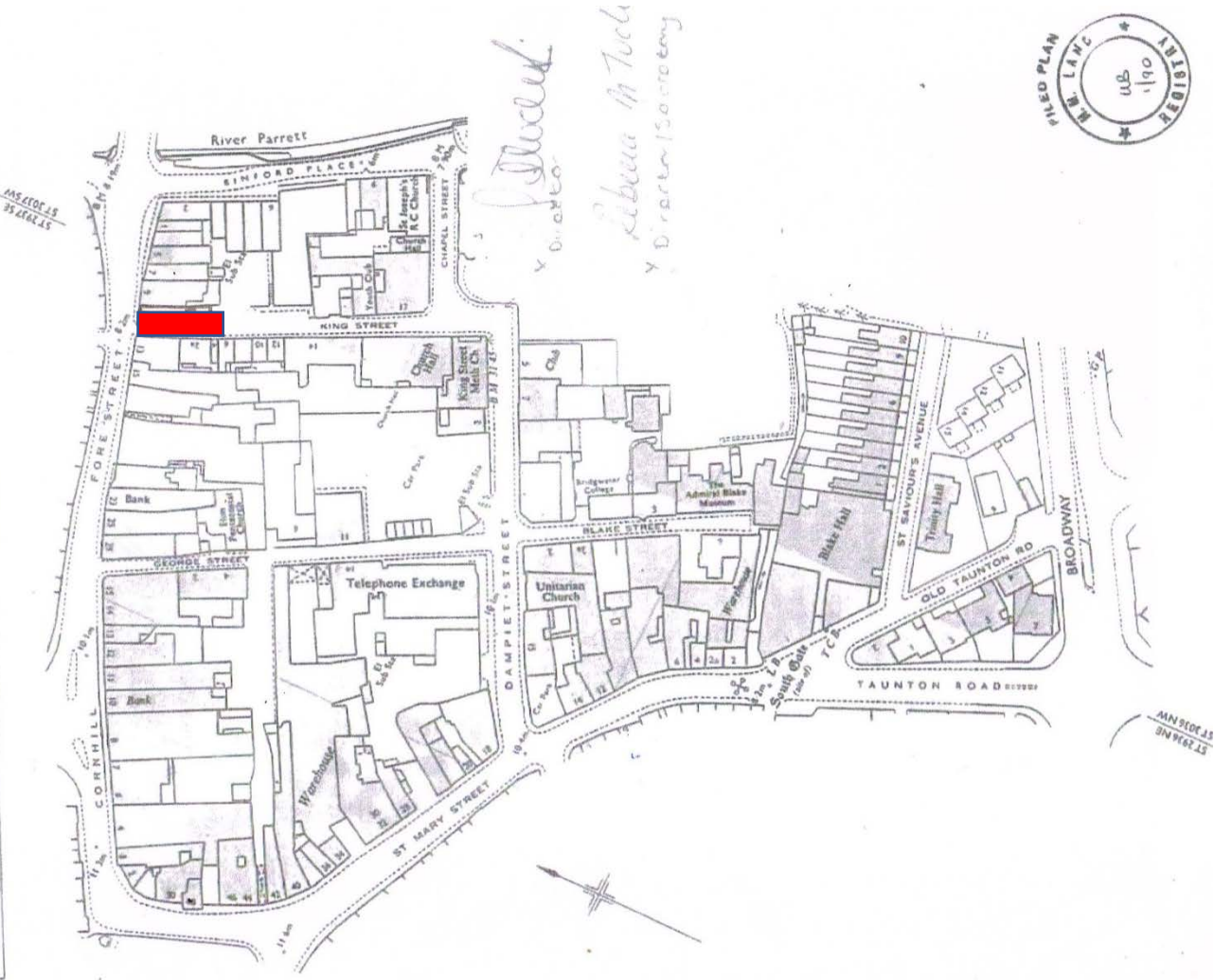
May 2024

Ref:

DCW/dcw/J181265LRN/2024 AGENCY



| | | | |
|-----------------------------------|----------|--------------------------------|-----------|
| H.M. LAND REGISTRY | | TITLE NUMBER ST11548 | |
| ORDNANCE SURVEY PLAN REFERENCE | ST 2936 | SECTION | H |
| COUNTY | SOMERSET | DISTRICT | SEDGEMOOR |
| | | Scale | 1/1250 |
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