



SHOP TO LET - BRIDGWATER
14/16 FORE STREET
TA6 3NF

ALTERNATIVE USES CONSIDERED
100% PRIME PITCH

Location

Bridgwater is five minutes from the M5 motorway, with junctions to the North and South. The town has a catchment population of 75,000, within a 15 minute drive time and the catchment is growing with new housing development and Hinkley Power Point securing rising employment.

Description

The property is situated on a prominent corner, in the town's primary retail pitch. The property has rear service access and a goods lift. The premises are adjacent to **Santander** and **Phone Tec Central**. Other retailers in the vicinity include **Thomas Cook**, **O2**, **Boots** and **Superdrug**.

Accommodation

The property comprises a large ground floor shop with extensive ancillary accommodation, extending to 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 Storage	109.2 sq m	1,175 sq ft
Second Floor Staff	16.3 sq m	175 sq ft

Date prepared: January 2021. Subject to Contract

Lease Terms

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

Commencing Rental

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

Business Rates

Rateable Value - £34,750

Rates Payable (2020/21) - £0

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable.

Planning

The property has consent for uses within Class E. Alternative uses may be considered, subject to Planning Consent.

Energy Performance

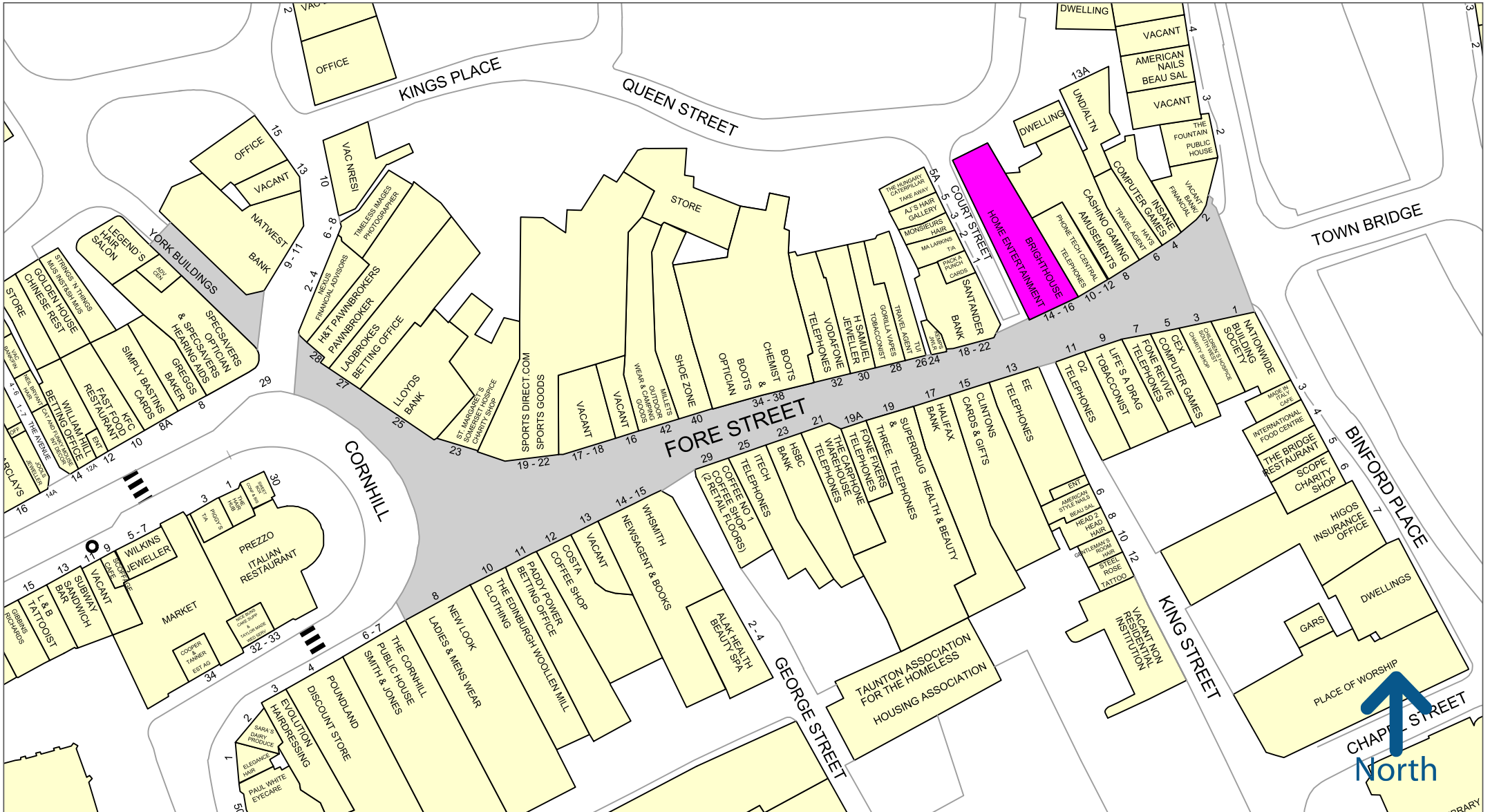
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Viewing Strictly by appointment

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50 metres

Experian Goad Plan Created: 21/01/2021
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