

gth



To Let

**Unit 12 Station Yard, Bridgwater,
Somerset, TA6 5HA**

- Situated close to Bridgwater's town centre and train station.
- A semi-detached unit suitable for a variety of uses.
- Sliding door access with parking to the front elevation.
- Unit totalling 513.30 sq m / 5,528 sq ft.

Guide Rent from £20,000 per annum

Location

Station Yard is located just off Wellington Road and neighbouring the train station with only a short walk from Bridgwater's town centre .

Bridgwater, with a population of 41,000, is a market town located 9 miles North-East of Taunton and 40 miles South of Bristol. It benefits from access to Junctions 23 and 24 of the M5 motorway and has attracted substantial residential and commercial development in recent years, with Hinkley C continuing to attract growth.

Description

The unit is of steel portal frame construction and clad in single skin corrugated metal sheeting. The unit benefits from the following features:-

- Suitable for a number of industrial, workshop, office, and trade counter uses.
- Designated parking to the front.
- Sliding roller door and separate pedestrian access.
- Two WCs.
- Mains water, drainage and three phase electricity.

Floor Areas

Having measured, we calculate the gross

Unit 12	513.60 sq m	5,528 sq ft
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internal area to be as follows:-

Business Rates

The valuation office website shows the premises to have a current rateable value of £16,750.

Interested parties should make their own enquiries to the local authority to ascertain the rates payable.

Energy Performance Certificate

The energy performance certificate has an asset rating of D(80). Further details available upon request.

Terms

A new full repairing and insuring tenancy is available on a 6 year term which is out of the 1954 Act with a review on the third anniversary at a rent of £20,000 per annum.

An ingoing tenant is to provide £395.00 plus VAT as a contribution towards the creation of this tenancy. Should the proposed tenant wish to amend said tenancy, a charge of £795.00 plus VAT will be applicable.

References/Rental Deposits

Financial, accountancy and other references may be sought from any prospective tenants prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

VAT

We are advised the property is registered for VAT, therefore VAT will be payable on the rent and service charge.

Viewing

Strictly by appointment with sole agents:-

Joseph Hughes / Zack Dennington

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

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Important Notice

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.