

gth



Multi-Let Commercial Investment

1 Old Taunton Road, Bridgwater, Somerset, TA6 3NY

## Key Facts

- Town centre multi-let investment.
- Current Gross Income of £40,400.00 per annum but once fully let could produce a gross income of £44,420.00 per annum.
- Internal floor area of 7,467 sq ft spread over ground and first floors.
- Guide Price of £300,000.

## Location

The property is located on Old Taunton Road which is situated within Bridgwater's town centre. The property is only a short walk from Bridgwater's main shopping area Cornhill and the High Street.

Bridgwater, with a population of 41,000, is a market town located 9 miles north east of Taunton and 40 miles south of Bristol. The town benefits from access to both Junctions 23 and 24 of the M5 motorway and has attracted substantial residential and commercial development in recent years, with Hinkley Point C creating further opportunities in both sectors.

## Description

A prominent building close to the town centre which comprises two self contained retail units and 9 serviced office suites located on the first floor.

The shops are both currently let, Shop 1 on a 12 year lease with Shop 2 on a 10 year lease. Shop 1 is let to Biddiscombes, a long standing carpet and furniture business, spread over ground and first floor with superb display frontage onto Old Taunton Road and over the neighbouring Taunton Road, one of the main thoroughfares in and out of Bridgwater's town centre. Shop 2 is let to a private individual t/a Four Seasons Health and Beauty offering massage and alternative treatments. Shop 2 has good display frontage over Old Taunton Road and has the added security of roller shutter doors.

The first floor office suites in Acorn House are let to various businesses on short term agreements. The offices are provided with a communal kitchen and WC block along with an air heating and cooling system.





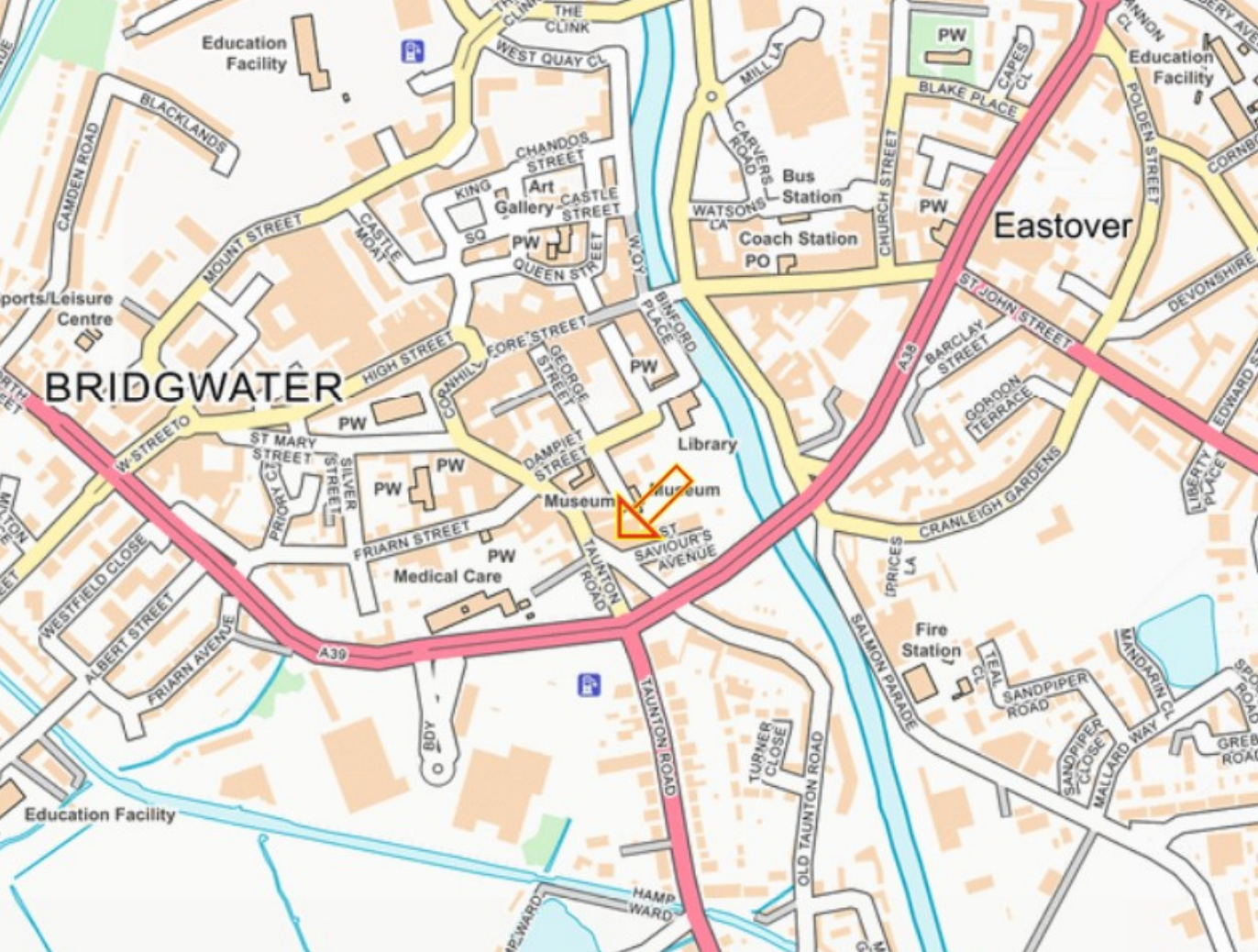
## Accommodation

The approximate net internal areas are as follows:-

Shop 1	Biddiscombes	514.39 sq m	5,537 sq ft
Shop 2	t/a Four Seasons Health and Beauty	93.00 sq m	1,001 sq ft
Office 1	Secure Inheritance	7.20 sq m	76 sq ft
Office 2	Vacant	12.00 sq m	129 sq ft
Office 3	Vacant	6.00 sq m	65 sq ft
Office 4	Private Individual	6.00 sq m	65 sq ft
Office 5	Calmic Software	No Access	No Access
Office 6, 7 & 10	S/Land Air Conditioning	40.95 sq m	441 sq ft
Office 8	Arbor Services	14.30 sq m	154 sq ft
<b>Total</b>		<b>693.84 sq m</b>	<b>7,468 sq ft</b>

## Leases and Agreements

Tenant	Term	Annual Rent
Biddiscombes	12 year effective FRI lease with breaks and reviews every third anniversary	£12,000.00 per annum
t/a Four Seasons Health and Beauty	10 year effective FRI lease with breaks and reviews every third anniversary	£9,500.00 per annum
Secure Inheritance	Monthly Rolling Basis	£2,100.00 per annum
Vacant		N/A Est. £2,520.00 per annum
Vacant		N/A Est. £1,500.00 per annum
Private Individual	Monthly Rolling Basis	£1,500.00 per annum
Calmic Software	Monthly Rolling Basis	£1,800.00 per annum
S/Land Air Conditioning	Monthly Rolling Basis	£8,700.00 per annum
Arbor Services	Monthly Rolling Basis	£4,800.00 per annum
<b>Gross Income</b>		<b>£40,400.00 per annum</b>



## Rates

Shop 1 (Biddiscombes) has a rateable value of £26,000. Shop 2 (Four Seasons Health and Beauty) has a rateable value of £12,000. Acorn House Serviced Offices have a rateable value of £5,700.

## Energy Performance Certificate

The building has a commercial EPC rating of C(73). A full copy of the EPC is available upon request.

## Investment

The whole property is available freehold subject to the commercial leases and office agreements in place at a guide price of £300,000, reflecting a net yield of 13.04% on the gross rent or 14.33% on the projected income when purchaser's costs are factored in at 3.30%. \*Management and maintenance costs are applicable to the running of the serviced office suites. Please liaise with agents for up to date costings.\*

## VAT

We are advised that the property is not registered for VAT.



## Viewing

Strictly by appointment with joint agents:

Greenslade Taylor Hunt & Lyndon Brett Partnership

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