

gth

WHSmith

CORNHILL

Shop For Sale/To Let

14-15 Cornhill, Bridgwater, Somerset, TA6 3BU

## Key Facts

- Prime retail pitch within Bridgwater's town centre
- Prominent glazed window display with return frontage
- Nearby occupiers include Costa, New Look, Game and Boots
- Ground floor sales 4,240 sq ft. plus stores of 491 sq ft. and 2,840 sq ft. of first floor ancillary accommodation
- New FRI lease by arrangement at £55,000 pa or freehold available at £725,000

## Location

The premises are located on the south side of Cornhill at its junction with Fore Street within Bridgwater's prime retail pitch. Nearby occupiers include Coffee No.1, Millets, Vodafone, Sports Direct and Boots.

Bridgwater, with a population of approximately 45,000 is a market town located 9 miles north east of Taunton and 40 miles south of Bristol. It has access to Junctions 23 and 24 of the M5 motorway and has benefitted from substantial residential and commercial development in recent years, with Hinkley C continuing to attract growth.

## Description

With a return frontage into George Street the property is arranged with retail sales and storage on the ground floor and offices, a staffroom and a kitchen at first floor level.

The first floor has independent access off Cornhill and is also accessed internally to the rear of the building. As currently arranged a staircase to the rear of the shop services a kitchen and staffroom, two offices and male and female WC's that are separated from the majority of the first floor accommodation via a fire door. This remaining area accessed via a prominent staircase off Cornhill has in the past been separately occupied as not only offices but a snooker hall. This area is currently arranged as a number of offices separated via stud partitioning but could be predominately open plan throughout. There are two further W/C's.

The ground floor has air conditioning and the first floor a combination of gas fired central heating and electric heating. There is a door to the rear of the property in to the ground floor storage area suitable for loading.





## Accommodation

### Ground Floor

Sales 393.92 sq m. / 4,240 sq ft.  
Stores 45.62 sq m. / 491 sq ft.

### First Floor

Ancillary Offices,  
Kitchen and Staff 263.85 sq m. / 2,840 sq ft.  
Total: 703.39 sq m. / 7,571 sq ft.

## Energy Performance Certificate

The property has an energy Asset Rating of E'111'. A full copy of the EPC is available upon request.





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Plotted Scale - 1:1,000

## Business Rates

The current rateable value is £83,000 per annum. Interested parties should make enquiries with the local authority.

## Terms

### To Let

The property is available via a new full repairing and insuring lease for a term by arrangement at a guide rent of £55,000 pa

### For Sale

The property is available for sale freehold with vacant possession at a guide price of £725,000.

## VAT

We are advised the property is registered for VAT therefore VAT will be payable on the rent and purchase price.

For identification purposes only. Not to scale. Not to be relied upon.



## Viewing

Strictly by appointment by sole agents:

<p><b>Joseph Hughes</b> Greenslade Taylor Hunt 9 Hammet Street, Taunton, Somerset, TA1 1RZ  T: 01823 334455 E: joseph.hughes@gth.net</p>	<p><b>Zack Dennington</b> Greenslade Taylor Hunt 9 Hammet Street, Taunton, Somerset, TA1 1RZ  T: 01823 334455 E: zack.dennington@gth.net</p>
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