

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background.

Shop (with Use Class E)

TO LET

**4 Fore Street, Bridgwater,
Somerset, TA6 3NF**

- Prominent town centre location.
- Open plan sales area with good display frontage onto Fore Street.
- Close to Hayes Travel, CeX, Nationwide, Merkur Slots, Superdrug and Vodafone amongst others.
- Total floor area 1,008 sq ft to include sales and store.

New Lease by Arrangement at £15,000 per annum

Location

The property is situated on the north side of the busy pedestrianised Fore Street, Bridgwater's principle retail thoroughfare. Numerous national retailers, cafes and restaurants front Fore Street, including Boots, WH Smith, Vodafone, Superdrug and several high street banks.

Bridgwater, with a population of 41,500, 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

A mid-terrace ground floor lock up shop with an open plan sales area in a rectangular shape with display frontage onto Fore Street. Also, a store area to the rear which has been partitioned off from the rest of the shop plus an under stairs store.

The premises are suitable for various uses within Class E.

Accommodation

The net internal areas are as follows:-

Sales	92.11 sq m	991 sq ft
Store	<u>1.61 sq m</u>	<u>17 sq ft</u>
Total:	93.72 sq m	1,008 sq ft

Business Rates

The valuation office website shows the rateable value to be £10,000 per annum.

Relief is available to some occupiers where the rateable value is less than £15,000. Some occupiers will be eligible for 100% relief if classed as a small business.

Energy Performance Certificate

The property has an energy asset rating of C(53). A full copy of the EPC is available upon request.

Term

The property is available via a new effective full repairing and insuring lease for a term by arrangement at a guide rent of £15,000 per annum.

A service charge will also be applicable for the maintenance and repair of the main building.

VAT

We are advised the property is not registered for VAT, therefore VAT will not be payable on the rent or service charge.

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.

Viewing

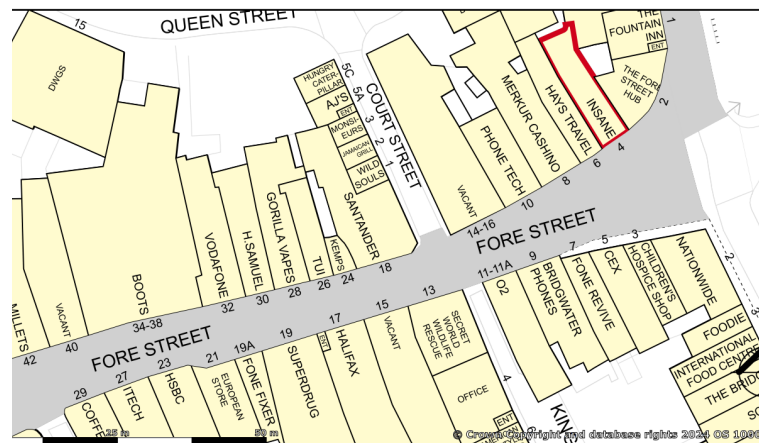
Strictly by appointment with sole agents:-

Joseph Hughes

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

Email: joseph.hughes@gth.net



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.