

gth



FOR SALE

43 /43A St John Street , Bridgwater,

Somerset, TA6 5HR

- Ground Floor Convenience Store
- Let for a term expiring May 2024 at a current passing rent of £14,500 per annum exclusive

Sale Guide Price £160,000

Location

Located on the north side of St John Street, close to Broadway and Monmouth Street and a short walk from Bridgwater's town centre.

St John Street provides a variety of retail and residential users .

Bridgwater, with a population of 41,000 is a market town with many useful amenities including supermarkets, a hospital, shopping centres as well as multiple business parks.

Located 9 miles to the north east of Taunton and 40 miles south of Bristol and benefitting from access to junctions 23 and 24 of the M5 motorway the town has great access to London, Bristol and Exeter.

In recent years, the town has attracted substantial residential and commercial development with Hinkley C continuing to attract growth.

Description

The property comprises ground floor retail premises with rear store and kitchen and WC facility.

Access for rear loading and unloading is provided together with two car parking spaces.

The premises benefit from mains electricity, water and drainage.

Floor Areas

Ground Retail Sales: 107.76 sq m (1,160 sqft)

Ground Ancillary 25.08 sq m (270 sqft)

Business Rates

Rateable Value April 2023 £12,000

Tenure

The property is held on a long lease for a term of 999 years from October 1998 (976 years unexpired)

The property is in turn sublet under an occupational internal repairing lease outside the Landlord and Tenant Act expiring May 2024 at a passing rent of £14,500 per annum

Further details available upon request from the agents

Energy Performance Certificate

A new EPC has been ordered

Terms

The long leasehold interest subject to the current occupational lease is available at a price guide of £160,000

Viewing

Strictly by appointment with sole agents:-

Robert Clark, Greenslade Taylor Hunt.

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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.