

# TO LET

# Carter Jonas



10-12 Fore Street  
Bridgwater  
Somerset  
TA6 3NF

## Town centre retail unit to let

- Prime retail unit in town centre location
- Two storey property with upper floor used for storage.
- Shop premises with NIA 80.66 (868 sq ft).
- Open plan shop with plate glass windows for display purposes.

## LOCATION

Located in Fore Street, the main shopping area of Bridgwater.

Nearby occupiers include CEX, Nationwide, Merkur Slot, Hayes Travel, RSPCA Charity shop, Santander, Superdrug and Halifax building Society.

## DESCRIPTION

Shop frontage: 5.69m

Internal frontage: 5.77m

Internal width: 5.77m

Internal depth: 13.98m

Ground floor open plan shop with suspended ceiling and LED lighting. Electricity operated metal roller security shutter to the ground floor.

To rear of the shop is a built-in wooden till area with roll-top worksurfaces and a range of drawers below. In addition, there are two built-in cupboards.

Stairs to first floor. Open plan store room of 11.98m x 6.07m with fluorescent lighting and windows to front. Previously used as a workshop with kitchenette and WC facilities.

## LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

## EPC

EPC rating: D

## TENURE & RENTAL

The retail premises is available to let at a quoting rent of £18,000 per annum plus VAT on flexible terms to be agreed.

## BUSINESS RATES

According to the Valuation Office website, the premises is assessed as the following:

Rateable Value: £14,750

For verification purposes, interest parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk).

## ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice the floor areas calculated are noted below:

	Sq M	Sq Ft
Ground floor retail area	80.66	868
First floor store room	72.72	782

## VIEWING

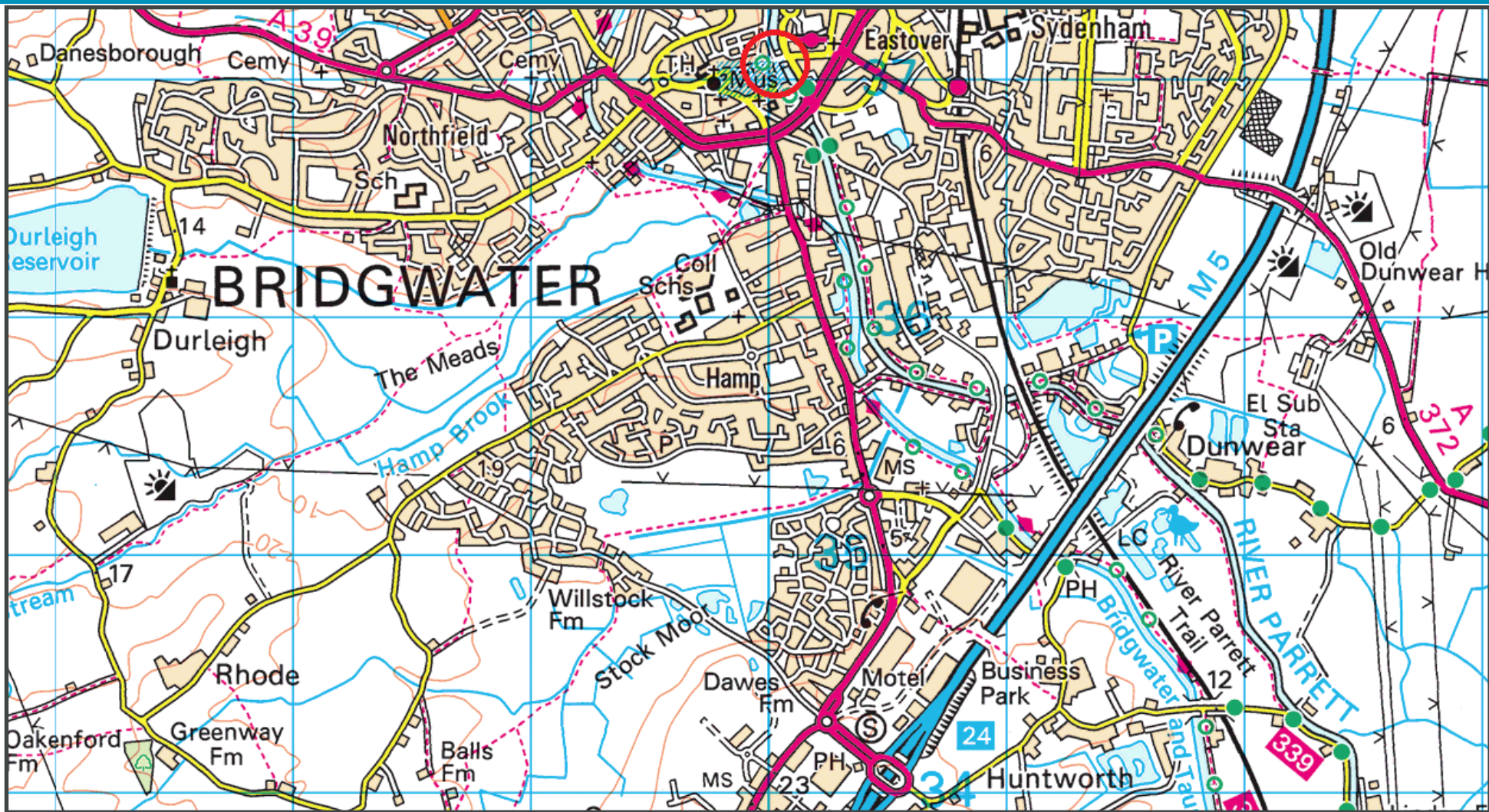
All viewings should be made through the sole agent, Carter Jonas. Contact Stephen Richards to arrange:

T: 01823 428 590 | M: 07968 216 596

E: [stephen.richards@carterjonas.co.uk](mailto:stephen.richards@carterjonas.co.uk)



**SUBJECT TO CONTRACT**



## FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

[carterjonas.co.uk](http://carterjonas.co.uk)

**Stephen Richards** MRICS

M: 07968 216 596 | T: 01823 428 590

E: [stephen.richards@carterjonas.co.uk](mailto:stephen.richards@carterjonas.co.uk)

Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

## IMPORTANT INFORMATION

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**Carter Jonas**