

Bridgwater – 1,2,5a,b,c Court Street, Somerset TA6 3BZ  
Freehold Retail & Residential Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



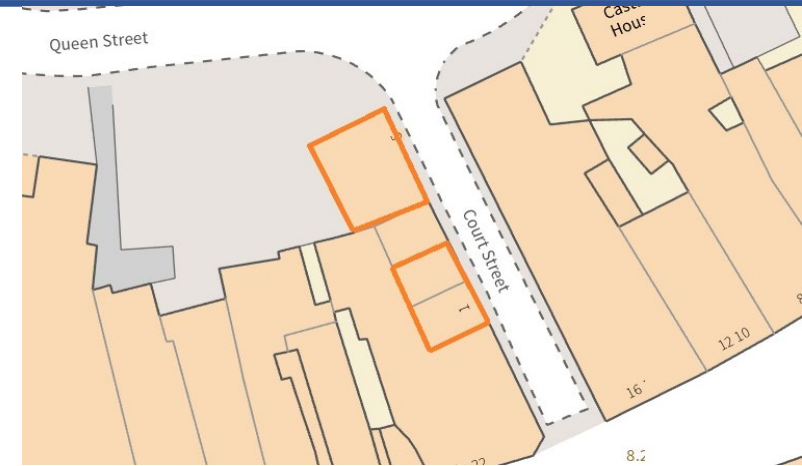
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### Investment Consideration:

- Purchase Price: £300,000
- Gross Initial Yield: 9.17%
- Rental Income: £27,520 p.a.
- VAT is NOT applicable to this property
- Comprises 4 x Retail Shops and 1 x 1-Bed Flat
- Three of the tenants in occupation since 2007, 2013 and 2014
- Occupiers close by include Santander (adjacent), Boots, EE, O2, Lloyds Bank and more



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
<b>No. 1</b> (Ground & First Floor)	Ground Floor: 19.50 sq m (210 sq ft) First Floor: 16.00 sq m (172 sq ft)	Individual t/a Gift Shop	3 years from 18 July 2022	£7,020	Note 1: FRI Note 2: Deposit held £1,170
<b>No. 2</b> (Ground & First Floor)	Ground Floor: 18.50 sq m (199 sq ft) First Floor: 16.30 sq m (175 sq ft)	Individual t/a Sweets Shop	6 years and 11 Months from 1 January 2023	£6,000	Note 1: FRI Note 2: Rent review on 01.01.26 open market upward only Note 2: Deposit held £500
<b>No. 5B</b> (Ground Floor)	Ground Floor: 19.16 sq m (206 sq ft)	Individual t/a Hair Salon	3 years from 23 October 2013	£3,750	Note 1: FRI Note 2: Holding Over
<b>No. 5C</b> (Ground Floor)	Ground Floor: 24.30 sq m (262 sq ft)	Individual t/a Sandwich Shop	5 years from 1 October 2007	£4,750	Note 1: FRI Note 2: Holding Over
<b>No. 5A</b> (First Floor Flat)	Flat - Comprises 2 Rooms, Kitchen and Bathroom 43.00 sq m (462 sq ft)	Individual	24 months from 1 June 2023	£6,000	Note 1: AST Note 2: Deposit held £350 Note 3: Tenant in occupation since 2014
<b>Total</b>				<b>£27,520</b>	

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### Property Description:

The property is arranged on ground and one upper floor to provide four ground floor shop units with ancillary/storage accommodation on the first floor above No. 1 and 2 Court Street and a self-contained flat above No. 5B and 5C Court Street which is accessed from the front. The property provides the following accommodation and dimensions:

**Shop No.1:** 35.50 sq m (482 sq ft)

Ground floor shop with ancillary at first floor

**Shop No.2:** 34.80 sq m (374 sq ft)

Ground floor shop with ancillary at first floor

**Shop No.5B:** 19.16 sq m (206 sq ft)

Ground floor shop

**Shop No.5C:** 24.30 sq m (262 sq ft)

Ground floor shop

**Flat No.5A:** 43.00 sq m (462 sq ft)

First floor 1-Bedroom flat

**Total Commercial Area:** 113.76 sq m (1,324 sq ft)

**Total Residential Area:** 43 sq m (462 sq ft)



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### Tenancy:

Shop No. 1 is at present let to an Individual t/a Gift Shop for a term of 3 years from 18<sup>th</sup> July 2022 at a current rent of £7,020 per annum and the lease contains full repairing and insuring covenants. Deposit held of £1,170.

Shop No. 2 is at present let to an Individual t/a Sweets Shop for a term of 6 years and 11 Months from 1<sup>st</sup> January 2023 at a current rent of £6,000 per annum and the lease contains full repairing and insuring covenants. Rent review on 01.01.26 open market upward only Deposit held of £500.

Shop No. 5B is at present let to an Individual t/a Hair Salon for a term of 3 years from 23<sup>rd</sup> October 2013 (holding over) at a current rent of £3,750 per annum and the lease contains full repairing and insuring covenants.

Shop No. 5C is at present let to an Individual t/a Sandwich Shop for a term of 5 years from 1<sup>st</sup> October 2007 (holding over) at a current rent of £4,750 per annum and the lease contains full repairing and insuring covenants.

Flat No. 5A is at present let on AST to an Individual for a term of 24 months from 1<sup>st</sup> June 2023 at a current rent of £6,000 per annum. Deposit held of £350. Tenant in occupation since 2014.



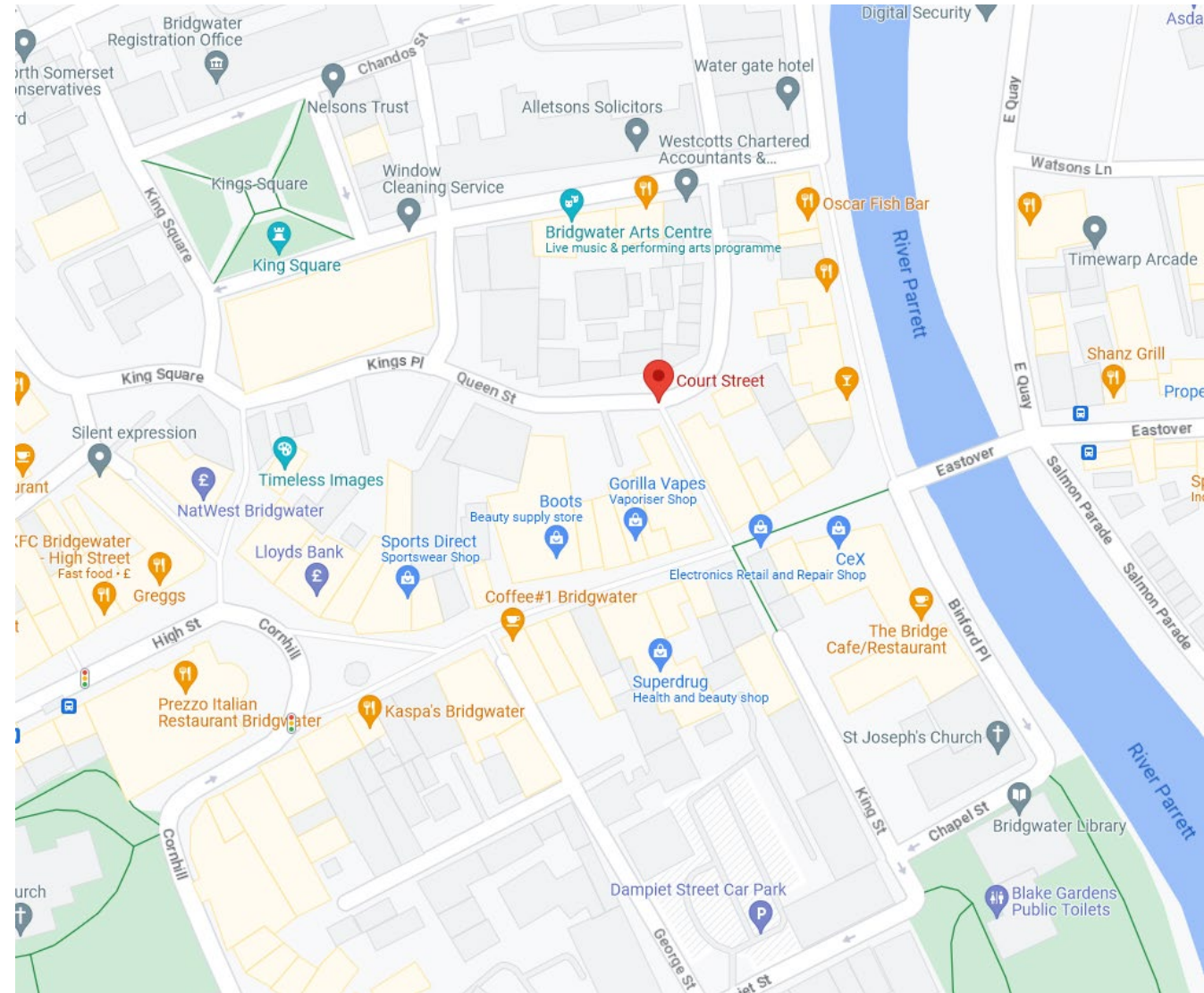
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### Location:

The market town of Bridgwater, which has a population of 36,000, is the administrative centre of Sedgemoor district and is located 9 miles north-east of Taunton and 40 miles south of Bristol. The town benefits from its proximity to the M5 Motorway, which is located immediately to the east of the town (Junctions 23 and 24). The property is situated on the west side of Court Street, just off the pedestrianised Fore Street, in the heart of the town centre. Occupiers close by include Santander (adjacent), Boots, EE, O2, Lloyds Bank and more.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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