



FOR SALE / TO LET

14/16 FORE STREET

BRIDGWATER. (TA6 3NF)

RESIDENTIAL CONSENT

100% PRIME RETAIL PITCH

Location

Bridgwater is five minutes from the M5 motorway, with junctions to the North and South. The town has a catchment population of 75,000, within a 15 minute drive time and the catchment is growing with new housing developments and the new Hinkley Point Power station creating new employment.

Description

The property is situated on a prominent corner, in the town's primary retail pitch. The property has rear service access and internal goods lift. The premises are adjacent to **Santander** and **Phone Tec Central**. Other retailers in the vicinity include **Thomas Cook**, **O2**, **Boots** and **Superdrug**.

Accommodation

The property comprises a large ground floor shop with extensive ancillary accommodation, extending to the following approximate areas:

Ground Floor Sales	189 sq.m	2,038 sq.ft
Ground Floor Store	61.3 sq m	660 sq ft
First Floor	109.2 sq m	1,175 sq ft
Second Floor	16.3 sq m	175 sq ft

Tenure

The property is available freehold or leasehold.

Date prepared: October 2022. Subject to Contract

Freehold Price

The premises are offered for sale and offers are invited in the region of £450,000.

Leasehold Terms

Rental offers for the whole, or just the shop premises, are invited in the region of £35,000 per annum, exclusive.

Business Rates

Rateable Value - £34,750

Rates Payable (2020223) - £8,670.12

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable.

Planning

The shop has consent for uses within Class E. The existing owner has secured planning consent for conversion of the upper floors for residential use. A copy of the consent is available on request.

Energy Performance

D: 77 – copy available upon request.

Viewing Strictly by appointment

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