

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



BLUE ALPINE

PROPERTY CONSULTANTS





# Bridgwater – 1,2,3,5a,b,c Court Street, Somerset TA6 3BZ

## Freehold Retail & Residential Investment



### Investment Consideration:

- Purchase Price: £375,000
- Gross Initial Yield: 9.04%
- Rental Income: £33,900 p.a.
- VAT is NOT applicable to this property
- Comprises 5 x Retail Shops and 1 x 1-Bed Flat
- Total area size of 186.86 sq m (2,109 sq ft)
- Two of the retail tenants in occupation for 10+ years
- Asset management opportunity. Two of the shops under rented
- Situated in the heart of the town centre, with occupiers close by including Santander (adjacent), Boots, EE, Lloyds Bank and more.



Property	Accommodation			Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 1 (Ground & First Floor)	Ground Floor: First Floor:	19.50 sq m 16.00 sq m	(210 sq ft) (172 sq ft)	Individual	3 years from 7 October 2023	£7,200	Note 1: FRI Note 2: Deposit held £1,200
No. 2 (Ground & First Floor)	Ground Floor: First Floor:	18.50 sq m 16.30 sq m	(199 sq ft) (175 sq ft)	Individual	5 Years from 1 March 2024	£7,200	Note 1: FRI Note 2: Rent review every 3rd year open market upward only Note 3: Deposit held £1,000
No. 3 (Ground & First Floor)	Ground Floor: First Floor:	16.50 sq m 13.60 sq m	(177 sq ft) (146 sq ft)	Individual	5 Years from 1 August 2024	£5,000	Note 1: FRI Note 2: Rent review every 3rd year open market upward only Note 3: Tenant break option in the 3rd year with min 3 months notice Note 3: Deposit held £800
No. 5B (Ground Floor)	Ground Floor:	19.16 sq m	(206 sq ft)	Individual	3 Years from 23 October 2013	£3,750	Note 1: FRI Note 2: Holding Over
No. 5C (Ground Floor)	Ground Floor:	24.30 sq m	(262 sq ft)	Individual	5 Years from 1 October 2007	£4,750	Note 1: FRI Note 2: Holding Over
No. 5A (First Floor Flat)	Flat - Comprises 2 Rooms, Ktichen and Bathroom 43.00 sq m (462 sq ft)			Individual	24 months from 1 June 2023	£6,000	Note 1: AST Note 2: Depsit held £350 Note 3: Tenant in occupation since 2014

£33,900

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### Property Description:

The property is arranged on ground and one upper floor to provide five ground floor shop units with ancillary/storage accommodation on the first floor above No. 1,2 and 3 Court Street and a self-contained flat above No. 5B and 5C Court Street which is accessed from the front.

**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.3:** 30.10 sq m (323 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:** 143.86 sq m (1,647 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 for a term of 3 years from 7<sup>th</sup> October 2023 at a current rent of £7,200 p.a. and the lease contains full repairing and insuring covenants. Deposit held of £1,200.

Shop No. 2 is at present let to an Individual for a term of 5 Years from 1<sup>st</sup> March 2024 at a current rent of £7,200 p.a. and the lease contains full repairing and insuring covenants. Deposit held of £1,000.

Shop No. 3 is at present let to an Individual for a term of 5 Years from 1<sup>st</sup> August 2024 at a current rent of £5,000 p.a. and the lease contains full repairing and insuring covenants. Rent review every 3<sup>rd</sup> year open market upward only. Tenant option to determine in the 3<sup>rd</sup> year with min 3 months notice Deposit held of £800.

Shop No. 5B is at present let to an Individual for a term of 3 years from 23<sup>rd</sup> October 2013 (holding over) at a current rent of £3,750 p.a. 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 p.a. Deposit held of £350. Tenant in occupation since 2014.



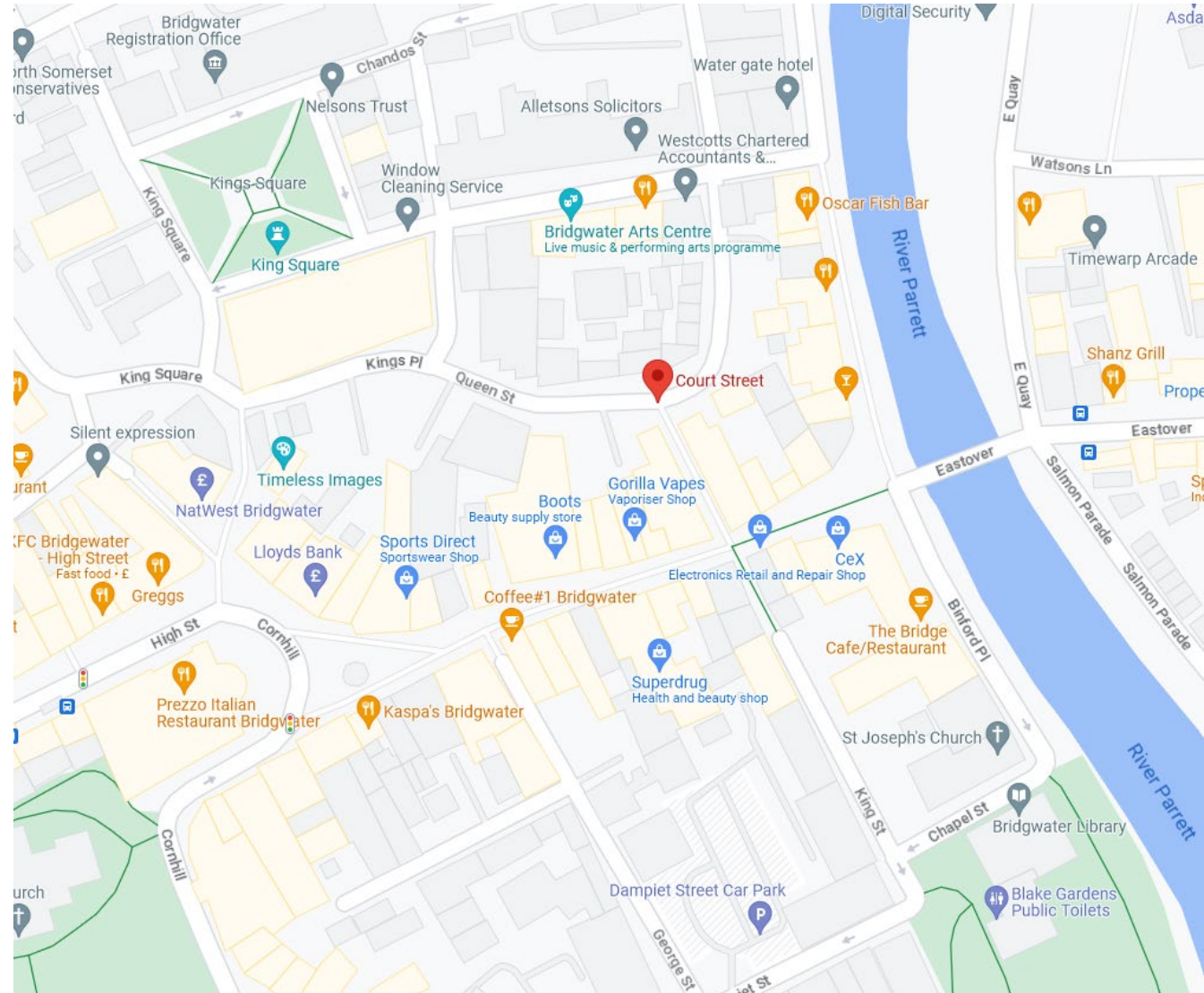
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### Location:

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:

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