

Bridgwater – 27 Cornhill, Somerset TA6 3BY
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Bridgwater – 27 Cornhill, Somerset TA6 3BY

Virtual Freehold Retail Investment



Investment Consideration:

- Purchase Price: £300,000
- Gross Initial Yield: 8.94%
- Rental Income: £26,800 p.a.
- VAT is applicable to this property
- Comprises large ground floor retail shop t/a Ladbrokes
- Situated in a busy pedestrianised position between Angel Place Shopping Centre and the main retail area Fore Street, with occupiers nearby including Lloyds Bank (adjacent), NatWest, Specsavers, Greggs, KFC, Prezzo, Sports Direct, Costa Coffee and many more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 27 (Ground Floor)	Ground Floor Shop: 123 sq m (1,324 sq ft) Open plan retail, office, kitchen, store, wc	Ladbrokes Betting and Gaming Limited	10 Years from 1 March 2020	£26,800	Note 1: FRI Note 2: Rent review on 1 March 2025 outstanding Note 3: Tenant break option in 2025 NOT exercised

Total				£26,800	
-------	--	--	--	---------	--

Bridgwater – 27 Cornhill, Somerset TA6 3BY

Virtual Freehold Retail Investment



Property Description:

Comprises ground floor retail shop t/a Ladbrokes. The property benefit from vehicular access at rear and provides the following accommodation and dimensions:

Retail Shop: 123 sq m (1,324 sq ft)

Open plan retail, office, kitchen, store, wc

Tenancy:

The property is at present let to Ladbrokes Betting and Gaming Limited for a term of 10 Years from 1st March 2020 at a current rent of £26,800 p.a. and the lease contains full repairing and insuring covenants. Rent review on 1st March 2025 outstanding. Tenant break option in 2025 NOT exercised.

Tenure:

To be held on a new 999 year lease from completion at a ground rent of peppercorn.



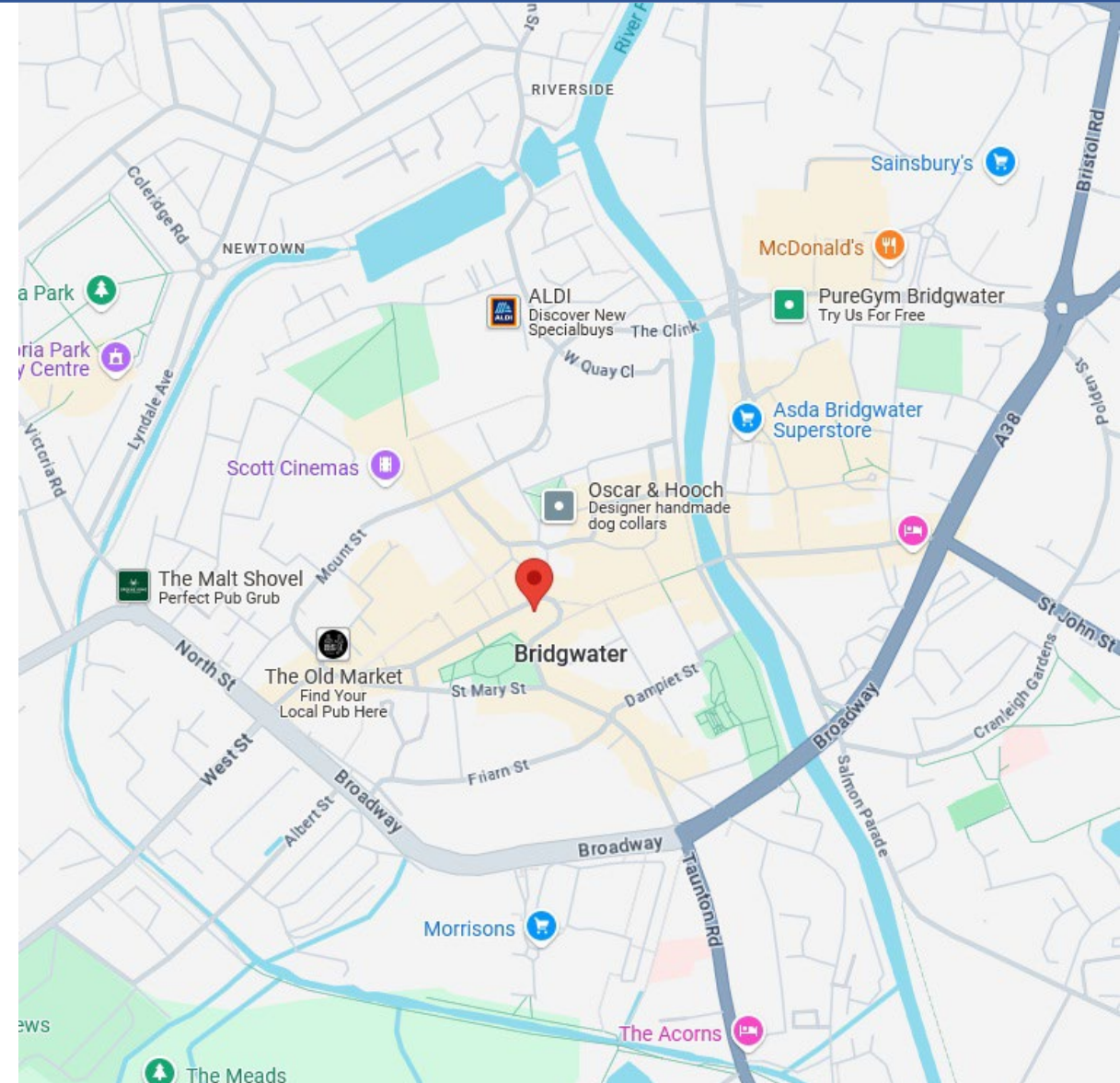
Bridgwater – 27 Cornhill, Somerset TA6 3BY

Virtual Freehold Retail Investment



Location:

The market town of Bridgwater is located 10 miles north-east of Taunton and 33 miles south-west of Bristol. The town lies adjacent to the M5 motorway (Junctions 23 and 24) which provides access to Bristol, The Midlands and the South-West, with the A39 providing east/west links. Bridgwater Rail Station provides regular services to Taunton (10 mins), Exeter St Davids (37 mins) and Bristol Temple Meads. The property is situated in a busy pedestrianised position between Angel Place Shopping Centre and the main retail area Fore Street. Occupiers close by include Lloyds Bank (adjacent), NatWest, Specsavers, Greggs, KFC, Prezzo, Sports Direct, Costa, WH Smith, Boots, HSBC and Vodafone amongst many others.



Bridgwater – 27 Cornhill, Somerset TA6 3BY

Virtual Freehold Retail Investment

Contacts:

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



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.