

Bridgwater – 8-10 The Avenue, Somerset TA6 3BW
Retail Shop to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Bridgwater – 8-10 The Avenue, Somerset TA6 3BW

Retail Shop to Rent



Property Features:

- Comprises ground floor retail shop
- Suitable for variety of uses (Class E)
- VAT is applicable to this property
- Available on a new lease with flexible terms
- Situated in the heart of the town centre with occupiers close by include Lloyds Bank, NatWest, Greggs, KFC, Sports Direct, Costa Coffee, WH Smith, Boots and HSBC amongst many others.

Property Description:

Comprises ground floor retail shop with benefit of large glass frontage, providing the following accommodation and dimensions:

Ground Floor: 20 sq m (215 sq ft)

Open plan retail



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent Year 1: £95 + VAT per week (PCM: £411.66 + VAT)

Rent Year 2-3: £105 + VAT per week (PCM: £455 + VAT)

Deposit: £1,365 (3 Months)

Rateable Value:

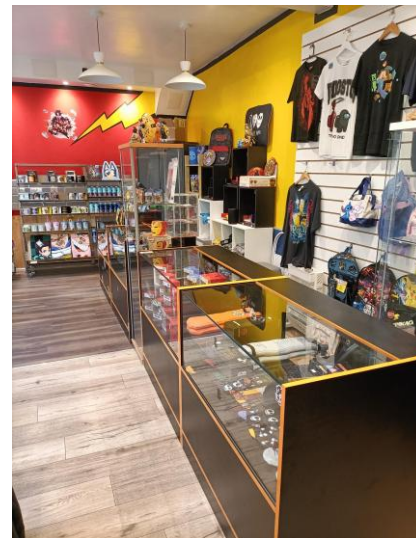
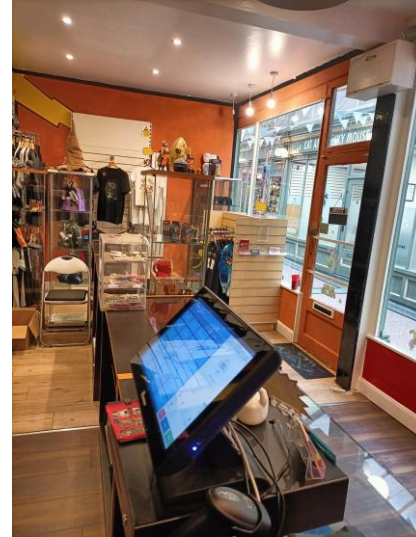
Rateable Value - £5,400 p.a.

Rates Payable - £0*

*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a D Rating. Certificate and further details available on request.



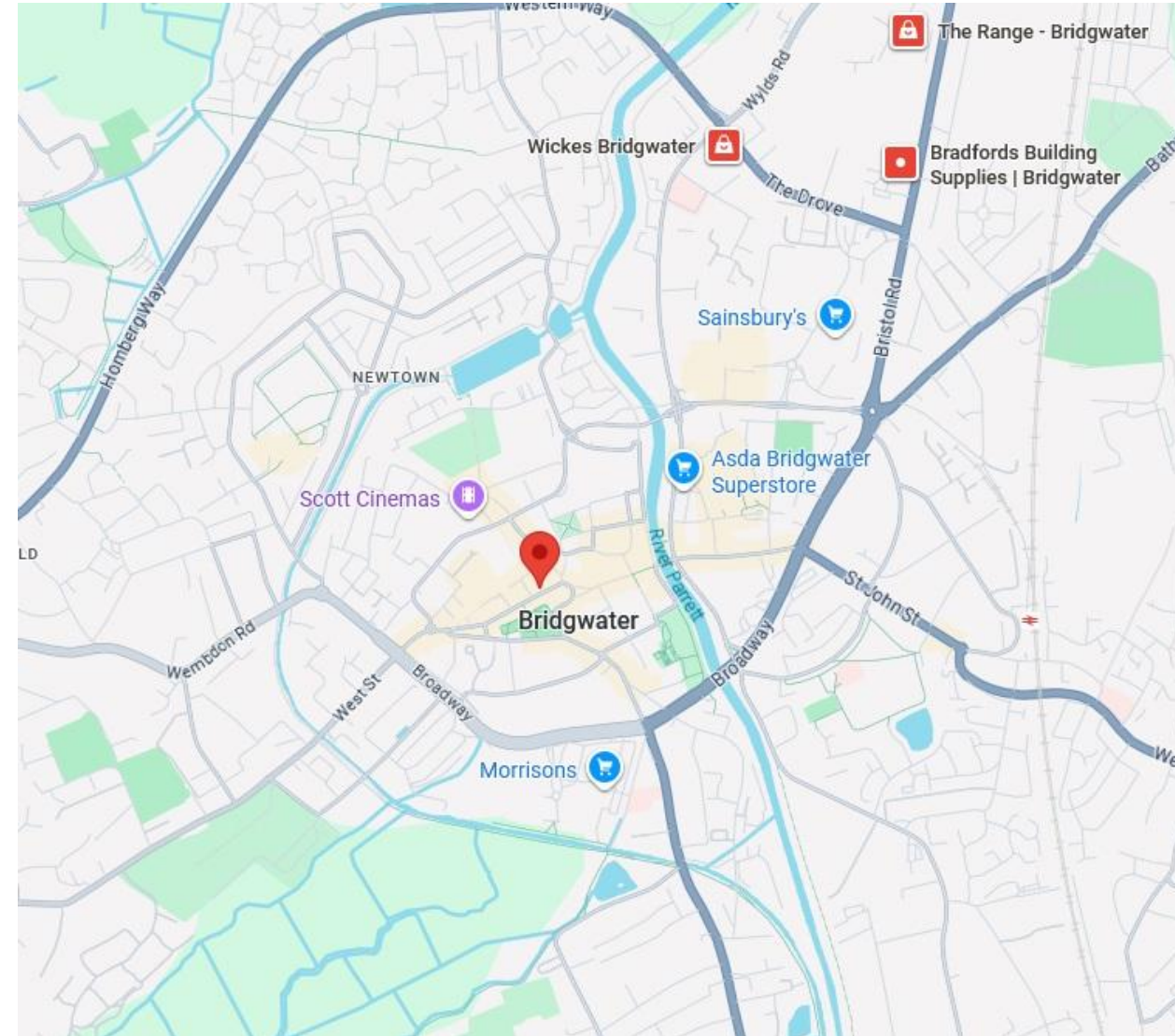
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Location:

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 the heart of the town centre with occupiers close by include Lloyds Bank (adjacent), NatWest, Specsavers, Greggs, KFC, Prezzo, Sports Direct, Costa, WH Smith, Boots, HSBC and Vodafone amongst many others.



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Contacts:

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



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BLUE ALPINE

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