Bridgwater – 5-11 The Avenue, Somerset TA6 3BW
Retail Premises to Rent

BLUE ALPINE
PROPERTY CONSULTANTS



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Property Features:

- Comprises quadruple fronted retail premises
- Suitable for variety of uses (Class E)
- VAT is applicable to this property
- Available from February 2017 on a new lease with flexible terms to be agreed by negotiation
- 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 quadruple glass frontage, providing the following accommodation and dimensions:

Ground Floor: 45 sq m (484 sq ft)
Open plan retail, shared wc

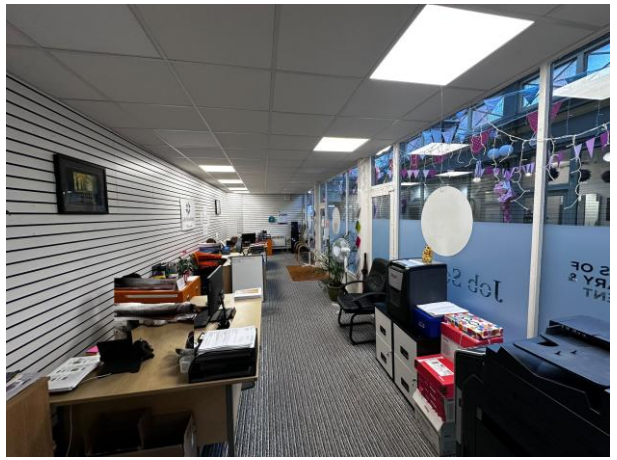


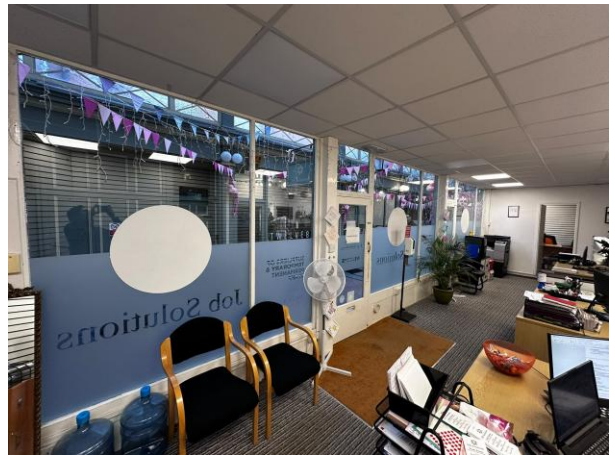
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Terms:

Available on a new lease with terms to be agreed by negotiation
Rent: £165 + VAT per week (PCM: £715 + VAT)
Deposit: £2,145 (3 Months)
Service Charge: £25 + VAT per week (PCM: £108.33 + VAT)

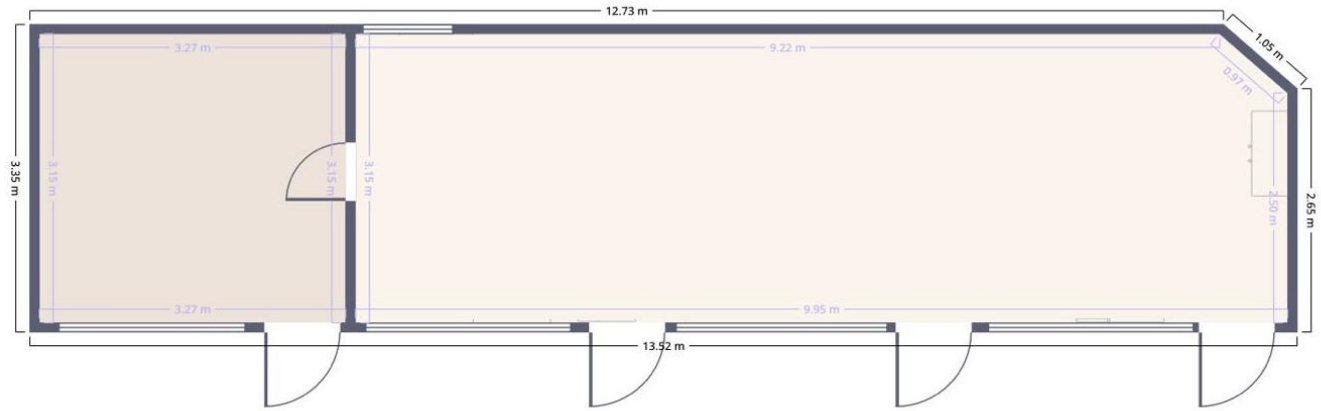
* Service charge includes building insurance, fire alarm servicing, arcade cleaning and lighting as well as repairs to structure of the arcade.





Rateable Value:

Rateable Value - £10,000 p.a.
Rates Payable - £0*
*Note - Small business rates relief available (subject to terms)



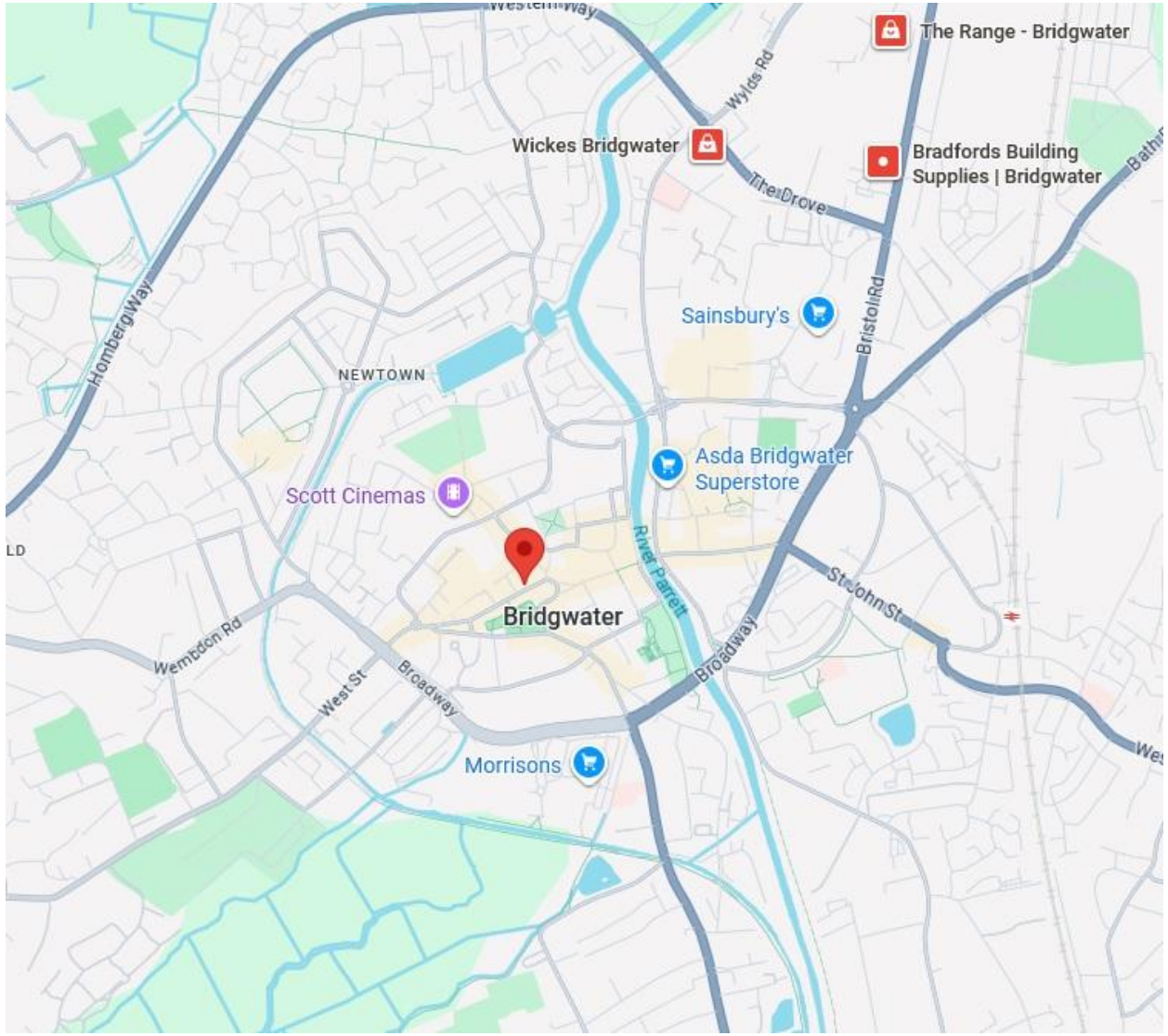
EPC:

The property benefits from a B 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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