

TO LET

First Floor Offices (77m² / 828ft²)

36 – 38 North Street, Bridgwater, Somerset, TA6 3PN

Description

First floor offices, available close to the centre of town, situated at the end of a terrace of businesses and neighbourhood shops.

Previously occupied by M J Dodden & Co. Accountants who are releasing part of their office space and opening new offices nearby.

Access is from the side of building in to a small hallway with stairs leading to the first floor office suites.

The offices are situated on North Street, the main A39 route west, out of Bridgwater.



Location

Bridgwater is situated on the River Parrett, approximately 10 miles north east of Taunton, 30 miles south west of Bristol, whilst also being located on the A38/A39 main trunk road junction. Bridgwater benefits from two M5 motorway junctions, J23 to the North and J24 to the South.



Accommodation

The accommodation comprises:

| | |
|------------------------|---|
| Office Suite 1 | 14.28m ² (154ft ²) |
| Office Suite 2 | 11.76m ² (127ft ²) |
| Office Suite 3 | 13.7m ² (134ft ²) |
| Office Suite 4 | 16.08m ² (172ft ²) |
| Office Suite 5 | 12.32m ² (133ft ²) |
| Store / Suite 6 | 4.75m ² (51ft ²) |

Services

Mains electricity, water & drainage are connected to the property. Telephone lines available for connection subject to BT Regulations.

(We confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.)

Outgoings

The property forms part of what is currently a large assessment and the premises would need to be re-assessed by the Valuation office. The Local Authority, Sedgemoor District Council will then be able to confirm the rate at which the property is assessed for Business Rates. The current rate of Uniform Business Rate (UBR) for the year 2017-2018 is as follows:

Rateable Value: £ - to be re-assessed
Rates Payable: £ - subject to reassessment and UBR at 46.6p for small business or 47.9p for businesses other than small businesses

Relief from Business Rates may apply, subject to status; where the rateable value is less than £12,000, 100% relief applies and tapered relief from 100% to 0% where between £12,000-£15,000.

EPC Rating

The property does not currently have an EPC but one will be sought once the premises has become vacant and separation works completed.

Tenure & Terms

The property is offered To Let by way of a new proportional full repairing and insuring Lease for a term to be agreed.

Price

The property is available for £6,450.00 per annum, exclusive.

Repair Liability & Service Charge

Buildings insurance, external decoration and maintenance liability will be recovered by reference to the proportional area of occupation.

Deposit

A deposit equivalent to three month's rent or three years audited accounts will be required.



VAT

Under the Finance Act 1989 VAT may be added to rents levied at the direction of the Landlord. We recommend that prospective Lessees establish the VAT implications before entering into any agreement.

Planning

The prospective Lessee/Licensee should make their own enquires to the Planning department regarding their proposals and intended use.

Legal Costs

The prospective Lessee/Licensee is to be responsible for the Landlord's reasonable legal costs.

RICS Code of Practice

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before entering into a business agreement. The Code is available through professional institutions and trade associations or via the website www.commercialleasecodeew.co.uk.

N.B Under S.21 of the Estates Agents Act 1979 we are obliged to advise potential Tenants that the principal of the firm of Lyndon Brett Partnership has a personal interest in this property

Asbestos

Under the Control of Asbestos Regulations 2012 (CAR 2012), the owner or Tenant of the property and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAR is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Lyndon Brett's expertise and accordingly:-

- (1) Lyndon Brett makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Lyndon Brett strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos related issues.

Viewings

Strictly by appointment with the sole agents:-



Contact: Lyndon Brett
Tel: 01278 450350
Email: Lyndon@lbp-rics.co.uk