



151 Taunton Road, Bridgwater, Somerset, TA6 6BD

TO LET

PROMINENT TRADE/RETAIL PREMISES

4,420 ft² (392.05 m²)

- + Prominent roadside position
- + B2 use
- + Available as a whole or could be split

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Bridgwater is a market town in Somerset, England, with a population of approximately 36,000 (2011 Census). Taunton is situated 12 miles south and Bristol 28 miles north east.

Taunton Road is situated south of the town centre and is the primary road leading south towards Junction 24 of the M5 Motorway. The property is approximately 1 mile north of the M5 and 1 mile south of the town centre.

Notable occupiers in close proximity include Morrisons, Esso and B&M Home Store.

DESCRIPTION

The available accommodation comprises a large sales area, ancillary office accommodation and four separate storage areas. A mezzanine has been created within the large store room at the rear of the property.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor Sales	3,703 ft ²		(344.02 m ²)
Mezzanine	517 ft ²		(48.03 m ²)
Total	4,420 ft ²		(392.05 m ²)

The property could be split to accommodate more than one occupier. Further details on request.

LEASE TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

USE

It is understood that the property benefits from B2 planning use. There is potential for alternative uses subject to planning consent.

RENT

£45,000 per annum exclusive.

BUSINESS RATES

The rateable value of the property is £24,750 resulting in the rates payable being £11,855.25 for the year ending March 31st 2018.

Interested parties should rely on their own enquiries with the Local Authority.

EPC

We understand the property has an energy performance certificate in Band E. Further details on request.

VAT

All figures are exclusive VAT where applicable.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through joint agents Emanuel Jones and Fairhurst Estates:-

Contact: David Williams / Leo Llewellyn
Email: david@emanuel-jones.co.uk
leo@emanuel-jones.co.uk

Contact: Emily Higginbottom
Email: emily.higginbottom@fairhurst-estates.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



March 2018

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