



## 151 Taunton Road, Bridgwater, Somerset

3,703 Sq Ft  
344.01 Sq M

- ▶ Available December 2017 due to relocation
- ▶ Ground floor trade/retail - 359.4 sq m
- ▶ Mezzanine store - 72.1 sq m
- ▶ Prominent busy location on A38 Trunk Road
- ▶ Available as a whole or may split



## Description

The property will be available from December 2017 due to relocation. The accommodation provides a 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.

## Location

Bridgwater is a predominantly industrial town positioned on the banks of the River Parrett within Somerset. The town is located approximately 12 miles north of Taunton and 28 miles southwest of Bristol. The property is found on Taunton Road (A38) which leads to Bristol to the North and Taunton to the South. The property is situated 1 mile south of Bridgwater town centre and 1 mile to the north of Junction 24 of the M5.

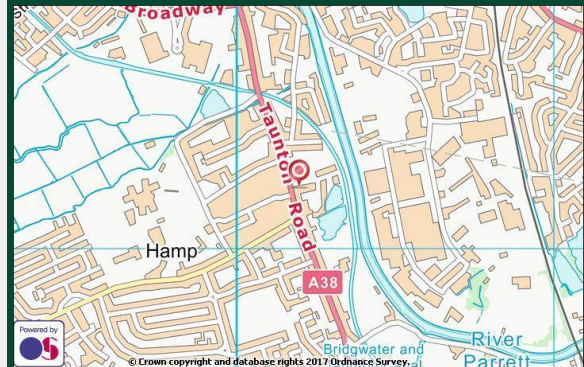
## Accommodation

Ground floor 3,703 sq ft

Mezzanine 517 sq ft

## Planning Information

Applicants are invited to make their own enquires through Sedgemoor District Council on 0300 303 7805



## Tenure Information

The property is available on a new lease, terms to be agreed.

## EPC

EPC is available upon request.

## Business Rates

We understand the property has a Rateable value of £24,750. This figure does not take into account any transitional relief or small business rates relief that may be available and interested parties should verify the actual figure payable with the Local Rating Authority who may issue a revised rating assessment upon a change of use.

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewing

Viewing is strictly by appointment with the agents, Fairhurst Estates Limited.

Please contact:

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