

RETAIL



INVESTMENT

RETAIL/ RESIDENTIAL INVESTMENT

**FOR SALE**

**50, ST MARY STREET, BRIDGWATER, TA6 3LY**

**LOCATION**

Bridgwater has a population of 35,886\* and benefits from the ongoing work at Hinckley Point some 10 miles away.

The property fronts St Mary Street, just off prime Cornhill where occupiers include New Look, Costa Coffee and WH Smith. St Mary Street is a mix of specialist and convenience occupiers as well as The Carnival, a JD Wetherspoons pub.

Loading areas are directly opposite the shop and limited on street car parking is close by..

\* [populationdata.org.uk/somerset-population/](http://populationdata.org.uk/somerset-population/)

**CONTACT**

Carter Jonas LLP  
St Catherine's Court, Berkeley  
Place, Bristol, BS8 1BQ

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

**Timothy Edgell**

0117 363 5702 | 0117 922 1222  
[timothy.edgell@carterjonas.co.uk](mailto:timothy.edgell@carterjonas.co.uk)

**Rebecca Evans**

0117 4039989 | 0117 922 1222  
[rebecca.evans@carterjonas.co.uk](mailto:rebecca.evans@carterjonas.co.uk)

**IMPORTANT INFORMATION**

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**Carter  
Jonas**

## ACCOMMODATION

### Shop

The approximate net internal area and dimensions are:

Internal Width	6.0 m	(19 ft 7)
Shop Depth	8.9 m	(36 ft 9)
Ground floor sales	44.68 sq m	(481 sq ft)
Rear storage	17.55 sq m	(189 sq ft)
Kitchen	5.58 sq m	(60 sq ft)

### Flat

Self contained, accessed off St Mary Street arranged on two levels as 2 beds, kitchen/lounge and bathroom.

## TENANCIES

### Shop

Held on an existing 10 year full repairing and insuring lease from 2 October 2020 with a review in October 2023, 2026 and 2029 at a rent of £15,000 per annum exclusive.

The lease is subject to a Schedule of Condition.

### Flat

Understood the existing Assured Shorthold Tenancy for 6 months will be granted from March 2022 at £600 pcm.

## PRICE

£297,500

This reflects 7.23% after purchasers costs at 3.27% or 7.83% after purchasers costs at 2.20% on the retail element if the residential was sold for £110,000.

## COVENANT

The shop is let to Armstrong & North Ltd, trading as Paul White Eyecare, who are a 6 branch chain of opticians. According to Credit Safe, they score 43 which is deemed to be a "moderate risk".

## ENERGY PERFORMANCE CERTIFICATE

Shop— rated C (73)

Flat—rated D (58)

Certificates are available on request.

## RATES

According to Valuation Office website the premises are assessed as follows:

### Shop

Rateable Value £6,100

### Flat

Council Tax A - £965.33 for the financial year

<https://www.tax.service.gov.uk/business-rates-find/properties>

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## VAT

All figures are exclusive of VAT, where applicable.

## VIEWING & FURTHER INFORMATION

Tim Edgell:

[timothy.edgell@carterjonas.co.uk](mailto:timothy.edgell@carterjonas.co.uk)

0117 363 5702 / 0117 922 1222 or

Rebecca Evans:

[rebecca.evans@carterjonas.co.uk](mailto:rebecca.evans@carterjonas.co.uk)

0117 4039989 / 0117 922 1222 or

Stuart Williams:

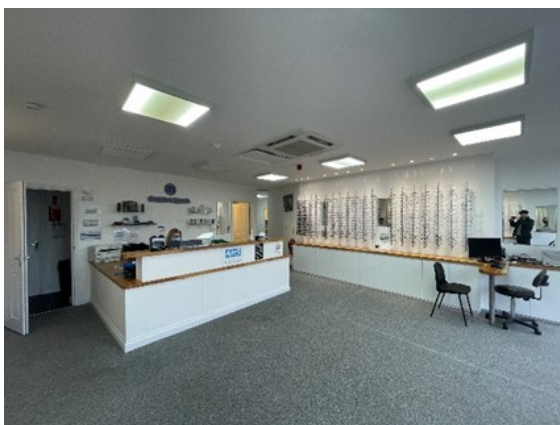
[stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk)

0117 922 1222

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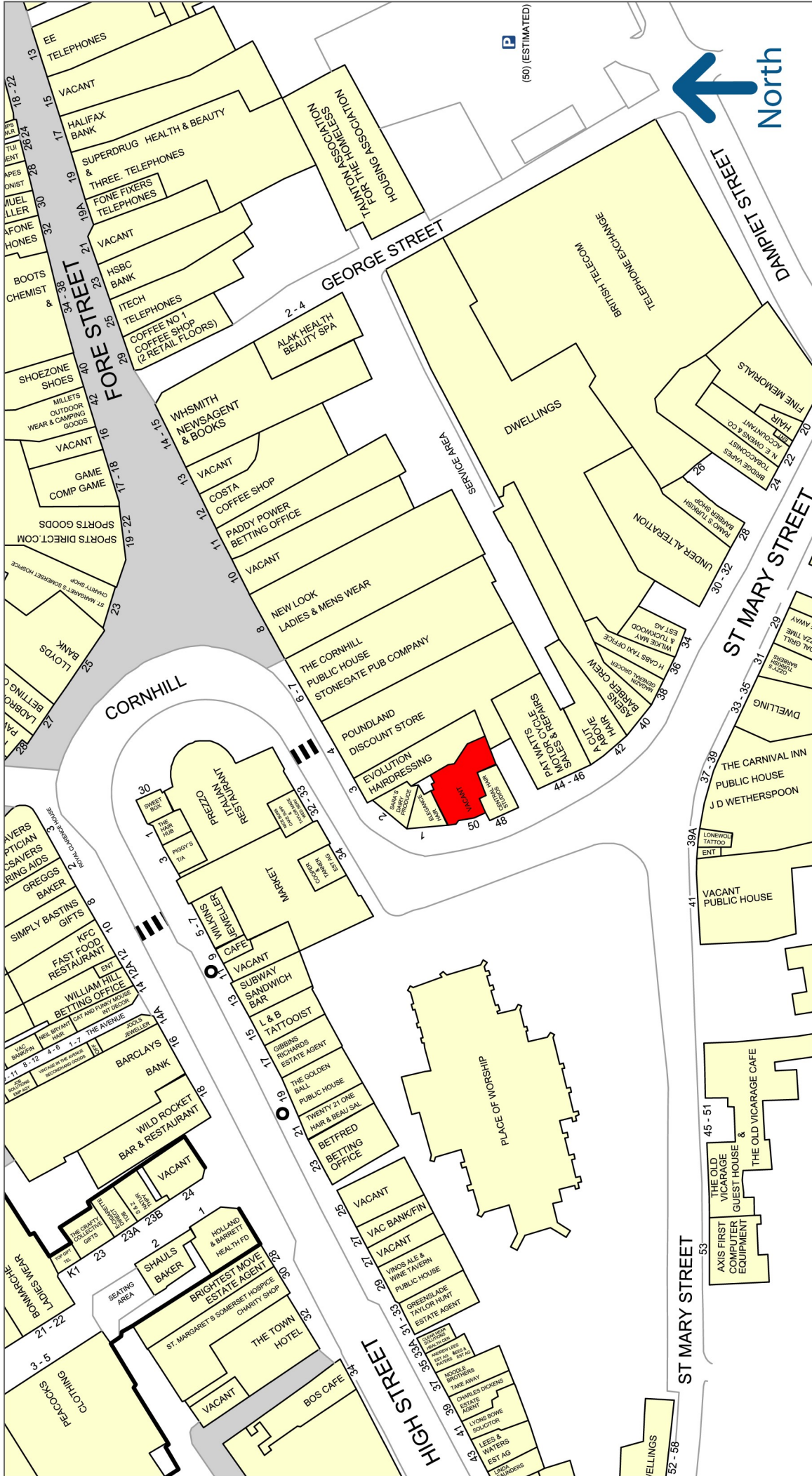
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**February 2022 — SUBJECT TO CONTRACT**



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