

## 0117 970 7535

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### FOR SALE / TO LET

14/16 FORE STREET BRIDGWATER. (TA6 3NF)

# RESIDENTIAL CONSENT 100% PRIME RETAIL PITCH

#### Location

Bridgwater is five minutes from the M5 motorway, with junctions to the North and South. The town has a catchment population of 75,000, within a 15 minute drive time and the catchment is growing with new housing developments and the new Hinkley Point Power station creating new employment.

#### Description

The property is situated on a prominent corner, in the town's primary retail pitch. The property has rear service access and internal goods lift. The premises are adjacent to **Santander** and **Phone Tec Central**. Other retailers in the vicinity include **Thomas Cook**, **O2**, **Boots** and **Superdrug**.

#### Accommodation

The property comprises a large ground floor shop with extensive ancillary accommodation, extending to the following approximate areas:

Ground Floor Sales	189 sq.m	2,038 sq.ft
Ground Floor Store	61.3 sq m	660 sq ft
First Floor	109.2 sq m	1,175 sq ft
Second Floor	16.3 sq m	175 sq ft

#### **Tenure**

The property is available freehold or leasehold.

Date prepared: October 2022. Subject to Contract

#### Freehold Price

The premises are offered for sale and offers are invited in the region of £450,000.

#### **Leasehold Terms**

Rental offers for the whole, or just the shop premises, are invited in the region of £35,000 per annum, exclusive.

#### **Business Rates**

Rateable Value - £34,750

Rates Payable (2020223) - £8,670.12

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable.

#### **Planning**

The shop has consent for uses within Class E. The existing owner has secured planning consent for conversion of the upper floors for residential use. A copy of the consent is available on request.

#### **Energy Performance**

D: 77 - copy available upon request.

#### Viewing Strictly by appointment

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