

SHOP TO LET/FOR SALE

Bridgwater – 21 Fore St, TA6 3NH

7-8 Conduit Street
London, W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- Prime location in centre of Fore Street
- Prominent protruding building
- Available Freehold or on a New Lease

LOCATION

Bridgwater is an historic market town in Somerset, located approximately 12 miles north of Taunton and easily accessed from the M5 Motorway, approximately 1 mile east of the Town centre. The primary catchment of approximately 70,000 people is being boosted significantly by the development of Hinckley Point C power station, which has created an estimated 6,500 new jobs so far, expected to increase to 25,000 over the course of the project.

The building protrudes slightly and sits within the prime pedestrianised retailing pitch for Bridgwater. Surrounding occupiers include **Superdrug, Coffee #1, Vodafone** and **Boots**.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales: 93.49 sq m 1,006 sq ft
First Floor Ancillary: 32.90 sq m 354 sq ft
Second Floor Ancillary: 38.01 sq m 409 sq ft

QUOTING RENT

£24,000 per annum exclusive

SALE PRICE

£250,000

RATES

Rateable Value - £22,750

We understand retail, hospitality and leisure occupiers will pay no rates until May 2021.

Rates Payable would otherwise have been £11,352. Interested parties should verify these figures with the Valuation Office (www.gov.uk).

EPC

Rated E

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction



INSPECTIONS

Viewing is strictly by appointment with:

Craig Cawthorne

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Subject to Contract and Vacant Possession



Experian Goad Plan Created: 22/09/2020
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