

GROUND FLOOR RETAIL UNIT TO LET

UNIT 18A ANGEL PLACE SHOPPING CENTRE, BRIDGWATER, TA6 3TQ

PRIME RETAIL LOCATION



KEY POINTS

SUBLETTING / ASSIGNMENT OPPORTUNITY OR NEW LEASE MAY BE CONSIDERED SUBJECT TO COVENANT

EXCELLENT TRADING LOCATION ADJACENT TO NATIONAL OPERATORS

IDEAL OPPORTUNITY FOR SMALL BUSINESSES SEEKING RETAIL SPACE IN A PRIME TRADING LOCATION

HIGH LEVEL OF FOOTFALL (DURING NORMAL TRADING TIMES)

LOCATION

Bridgwater is an expanding retail centre, located just off Junctions 23 and 24 of the M5. The town has a resident population within a 10-mile drive of 45,000. National retailers located within Angel Place Shopping Centre include Poundland, Wilko, Iceland, Peacocks and Holland & Barrett.

ACCOMMODATION

The premises are arranged over ground floor and provide the following approximate net internal floor area:

Ground Floor Sales 469 sq ft 43.57 sq m

Interested parties are advised to check floor areas upon inspection.

TERMS

The premises are occupied via a 5-year full repairing and insuring lease subject to a service charge. The lease began on 24th September 2016 and is due to expire on 23rd September 2021. Potentially, new lease terms may be able to be agreed with landlord, subject to covenant strength & lease terms.

PASSING RENT

£12,500 per annum exclusive of VAT, business rates, insurance and service charge.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Available upon request

SERVICE CHARGE

It is estimated that the annual service charge year ending 31/08/2020 is £3,010.38

RATEABLE VALUE

TBC (April 2017)

UBR: 0.512 (2020/2021)

No rates payable until 1st April 2021 due to Government relief.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with sole agents:

DTR Surveyors 07986 960494 / 029 20 372599

David.Rowlands@DTRSurveyors.com

Ref: March 2021