



**- BRIDGWATER -**  
**40 FORE STREET**  
TA6 3NG

**SHOP TO LET**

**LOCATION**

Bridgwater is an established market town in Somerset located within the Sedgemoor District. The town benefits from excellent road communications with j23 & 24 of the M5 Motorway providing road connections to Taunton and Bristol

The premises are located on Fore Street next to **Boots the Chemist** with other nearby occupiers including **WH Smith**, **Coffee#1** and **Sports Direct**.

**ACCOMODATION**

Arranged on ground and two upper floors with the following approximate dimensions and areas. Measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition).

<b>Internal Width</b>	<b>7.19 m</b>	<b>23'7"</b>
<b>Shop Depth (max)</b>	<b>27.78 m</b>	<b>91'2"</b>
<b>Ground Floor sales</b>	<b>144.80 m<sup>2</sup></b>	<b>1,558 ft<sup>2</sup></b>
<b>Ground Floor stock</b>	<b>19.24 m<sup>2</sup></b>	<b>207 ft<sup>2</sup></b>
<b>First Floor stock</b>	<b>84.76 m<sup>2</sup></b>	<b>912 ft<sup>2</sup></b>
<b>Second Floor stock</b>	<b>52.32 m<sup>2</sup></b>	<b>563 ft<sup>2</sup></b>

**TERMS**

New 5-year effective full repairing and insuring lease, at a commencing rent of £27,500 per annum exclusive.

**EPC: D89**

The Energy Performance Asset Rating for this property is available upon request.

**RATING ASSESSMENT**

The 2017 Rateable Value listed in the VOA described the premises as shop & premises with a RV of £25,750.

**LEGAL COSTS**

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

**VIEWINGS**

Strictly by prior appointment with:

Stephen Jones at Western Retail.

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All rents are quoted exclusive of VAT.  
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