

# To Let

## Retail - Shopping Centre 3,110 sq ft

Unit 11 Angel Place Shopping Centre, Bridgwater, TA6 3TQ



### Summary

- Shop to Let Subject to Vacant Possession
- Property Type: Retail - Shopping Centre
- Tenure: To Let
- Size: 3,110 sq ft
- Rent: £25,000 per annum Exclusive of rates, service charge and all other outgoings.

## Location

Bridgwater is located 12 miles north of Taunton, linked to the M5 motorway via junctions 23 and 24, which are within one mile of the town centre. Total population within the primary catchment is 68,000 persons (PROMIS).

The town's population has grown rapidly, boosted by new distribution facilities on the town's outskirts. EDF Energy's proposed development of Hinkley Point would produce a significant further influx of population.

The Angel Place Shopping Centre attracts circa 75,000 visitors per week, incorporating the main shoppers' car park of approximately 420 spaces and features national retailers including: Wilkinson, Iceland, Peacocks, Bon Marche and Holland & Barratt.

## Terms

The premises are available by way of a new full repairing and insuring lease via service charge, for a term to be agreed.

## Viewings

Viewings are with Will Duckworth and Daniel Milford.

## Energy Performance Rating

Available on request.

## Rent

£25,000 per annum Exclusive of rates, service charge and all other outgoings.

## Business Rates

£15,779 per annum (based on a Rateable Value of £31).

Interested parties should make their own enquiries with the Local Authority to verify this information.

## Service Charge

£13,990 per annum.



## Viewing & Further Information

If you are interested and would like more information please get in touch.

### Contacts

#### Will Duckworth

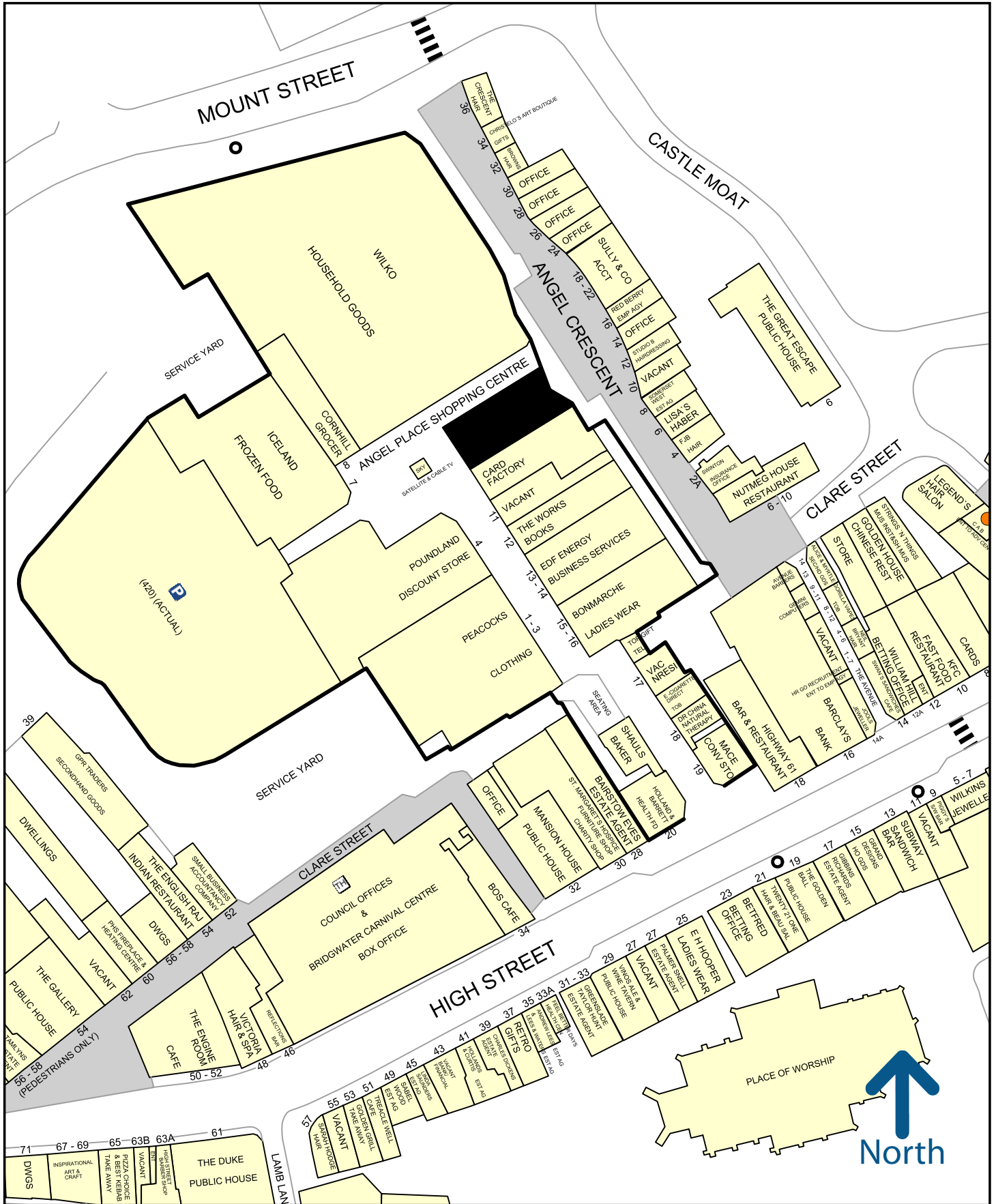
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50 metres

Experian Goad Plan Created: 09/01/2017  
Created By: Jones Lang LaSalle Ltd

