



# For Lease

*Unit 8*

*Angel Place Shopping Centre*

Bridgwater TA6 3TQ

Subject to Contract and Vacant Possession

Rent: £25,700 per annum

New Lease



## Location

Bridgwater is an expanding retail and distribution centre just off Junctions 23 and 24 of the M5 with a good network of local road communications., principally the A38 and the A39. The town has a resident population within a 10 mile drive of 45,000, which increases to 73,5000 within a 15 minute drive time of the town centre. The scheme attracts circa 63,000 visitors per week.

The Angel Place Shopping Centre incorporates national retailers including Wilkinson, Poundland, Iceland, Peacocks, Bon Marche and Holland & Barrett.

The subject unit forms part of the shopping centre which also fronts High Street.

## Accommodation

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

Floor / Unit	Size	Metric
Internal width	20' 02	3.09 m
Shop Depth	61' 6"	18.7 m
Ground Floor Sales	1,194 sq. ft.	110.93 sq. m.

## Lease Terms

The unit is available on a new, effectively full repairing and insuring lease by way of a service charge, for a term to be agreed.

## Rent

£25,750 per annum exclusive of rates, service charge and VAT (if applicable)

## Service Charge

The service charge to year ending 31<sup>st</sup> December 2017 is £5,835.51 plus VAT

## Rating Assessment

We are advised by the Valuation Office website that the premises are presently assessed for rating purposes as follows:

Description:	"Shop and Premises"
Rateable Value:	£22,750
UBR (2017 / 18)	46.6

Interested parties should make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and to determine the impact upon transitional rate relief on the premises. A change in occupation could generate an adjustment of the rating assessment.

## Legal Costs

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

VAT

All figures quoted are exclusive of VAT, where applicable

## Viewing and Further Information

Strictly by appointment with:



**Daniel Milford**  
+44 (0) 117 930 5715  
[Daniel.Milford@eu.jll.com](mailto:Daniel.Milford@eu.jll.com)

**Will Duckworth**  
+44 (0) 117 930 5752  
[Will.Duckworth@eu.jll.com](mailto:Will.Duckworth@eu.jll.com)



**Richard Biggs**  
+44 (0) 117 908 3350  
[reb@macarthurwilson.com](mailto:reb@macarthurwilson.com)

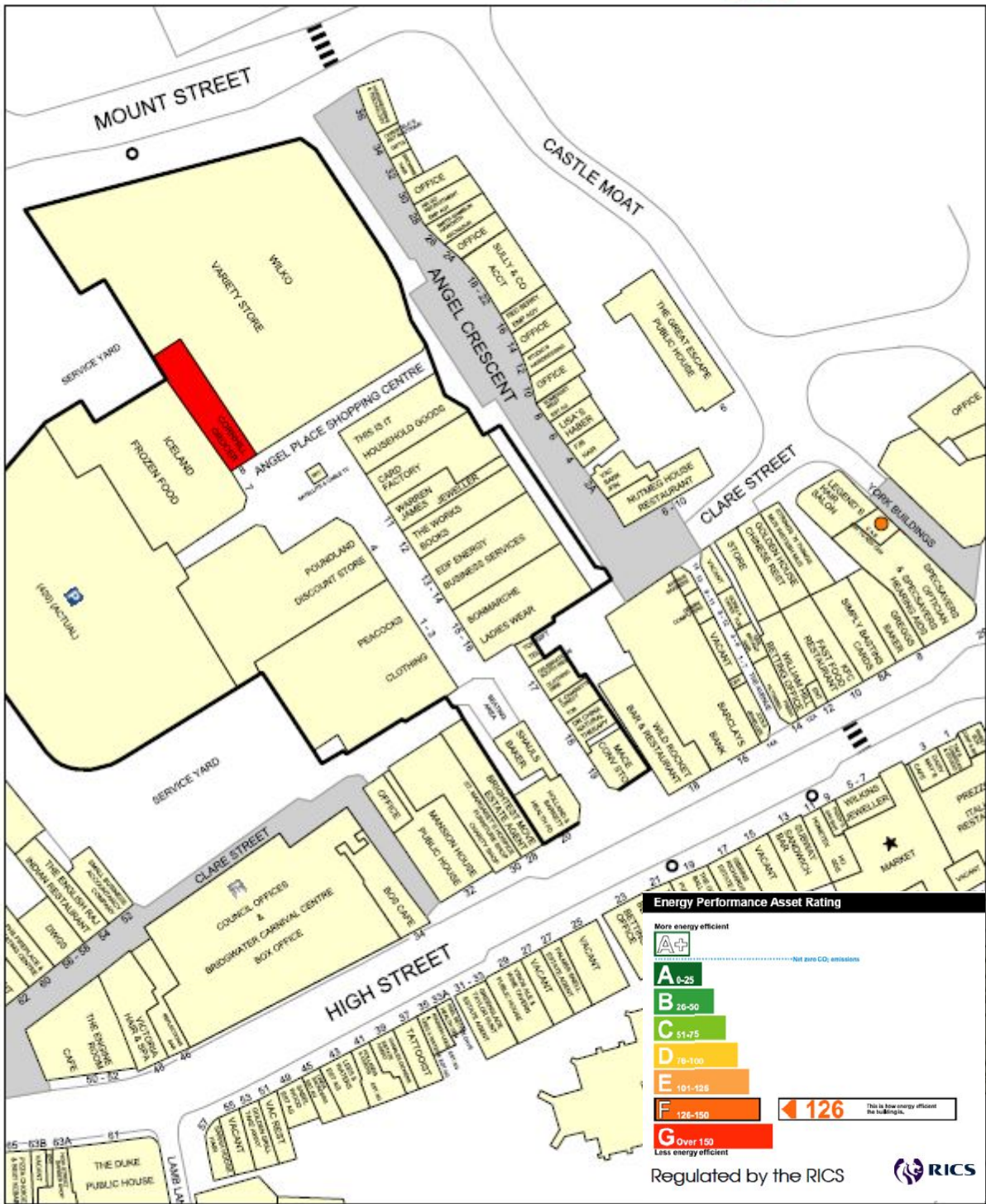
**Luke Austin**  
[la@macarthurwilson.com](mailto:la@macarthurwilson.com)

[property.jll.co.uk](http://property.jll.co.uk)

### DISCLAIMER

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000.00.80:





50 metres

Experian Goad Plan Created: 30/08/2017  
Created By: Jones Lang LaSalle Ltd

