



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 31st 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:



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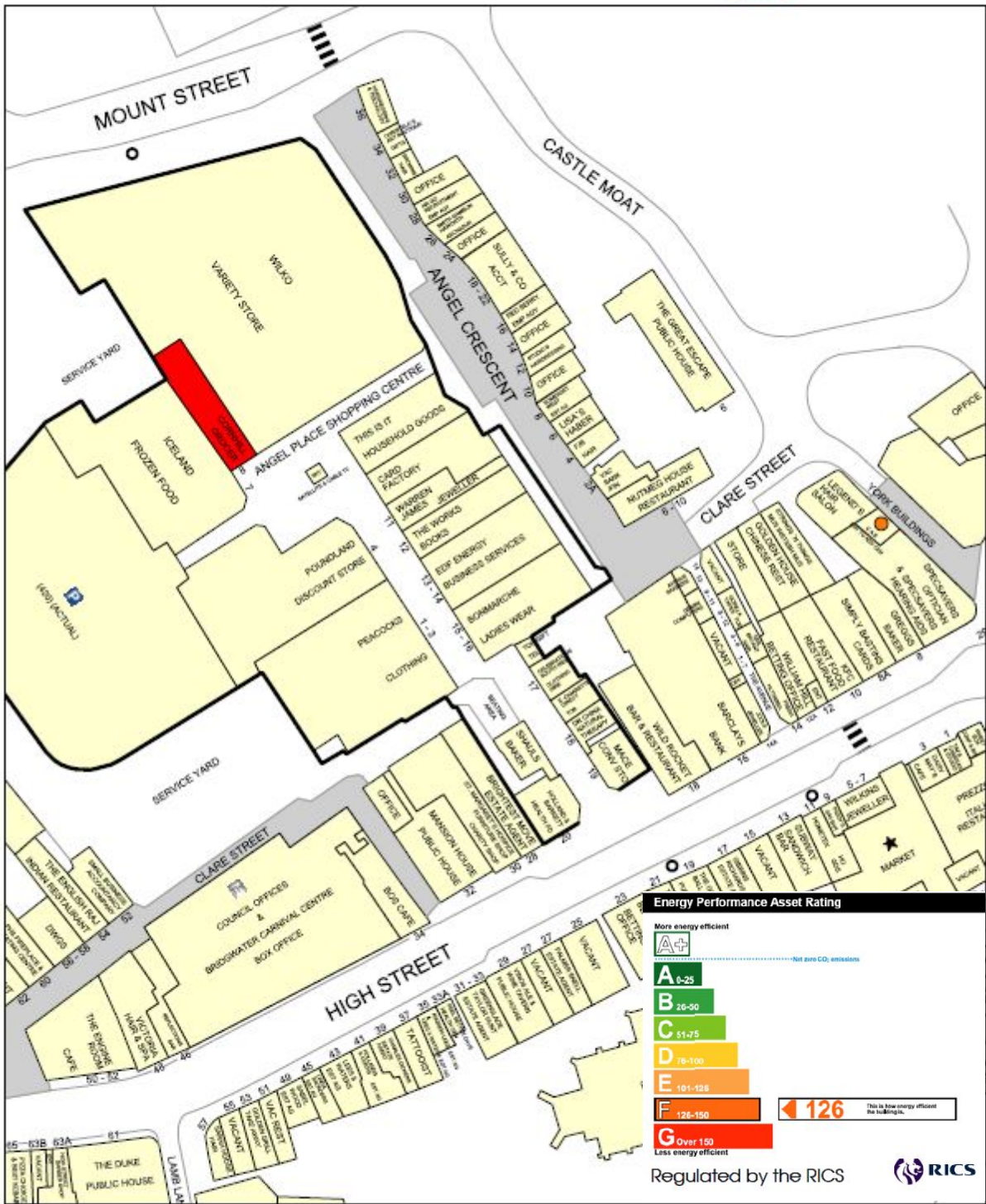
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