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- ii. . No person in the employment of Cluff Commercial has any authority to make or give any representation or warrant whatever in relation to this property.

All negotiations concerning the property described are to be conducted through the offices of Cluff Commercial.



PROPERTY PARTICULARS

Viewing strictly by appointment with the Agents

29 EASTOVER

BRIDGWATER

SOMERSET

TA6 5AW

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SUBSTANTIAL TOWN CENTRE SHOP

TO LET

Approximately 2,076 sq ft (193 sq m) over two floors.



For more information visit our website www.cluff.co.uk

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LOCATION

The property is located in Eastover close to the town bridge, and the main shopping area of Fore Street. Close to the rear of Eastover is the Asda Supermarket adjoining premises including Hooks of Bridgwater, The House of Pine Furniture Centre and Pot the Lot.

DESCRIPTION

The ground floor shop has an open plan retail area, with stairs rising to substantial first floor storeroom/office, kitchen and W.C.

The property has a climate control system that heats and cools the entire premises. The shop also benefits from a walled yard out the back with capacity for several cars.

The property also currently has an off-license which may be transferable to a new occupier.

ACCOMMODATION

Ground floor

Retail area	1023 sqft
Shop depth	37' approximately
Width	29' approximately

First floor

Store Room	997sqft
Kitchen	56sqft
Sub-total	1053 sqft
Property total	2,076sqft

RENT

£17,000 per annum. – Vat may be applicable

RATES

Rateable value:	£6,900.00	2010/2011
Rates payable:	£2,967.00	2010/2011

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LEASE TERMS

The property is available on a new 10 year full and insuring lease subject to an upward only rent review at the end of the 5th year.

LEGAL COSTS

The ingoing tenant is to pay the Landlords reasonably incurred legal fees.

DCW/RET R1545 02.06.2011

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