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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 are to be conducted through the offices of Cluff Commercial.

Viewing strictly by appointment with the Agents

**CHERRYS CAFÉ/RESTAURANT
5 CLARE STREET
BRIDGWATER
SOMERSET
TA6 3EN**

**PROMINENT AND LARGE CAFÉ/BAR/RETAIL UNIT
WITHIN TOWN CENTRE**

POTENTIAL FOR MANY USES

2,340sqft (approximately) ON THREE FLOORS

TO LET



LOCATION

The property is located in Clare Street adjacent to Strings & Things with access from the High Street and Cornhill within Bridgwater town centre.

Forming part of the original Royal Clarence Hotel the building is prominently located within the town centre to the rear of the High Street.

There is good public car parking nearby within Angel Place Shopping Centre and King Square.

DESCRIPTION

A three storey retail unit having window frontage and a timber shop front to Clare Street.

The ground floor area comprises a café with counter, display cabinets, shelving and seating area with stairs rising at the rear to the first floor. A “dumb-waiter” serves the café from the second floor kitchen.

To the first floor there is a function room, seating, mens & ladies W.C’s, large club/dance floor room with a stage.

The second floor has a W.C, kitchen with a dumb waiter serving the three floors. There is also a store-room off the landing area.

BUSINESS RATES

Rateable Value	£7,600	2011/2012
Rates Payable	£3,290.80	2011/2012

ACCOMMODATION

Ground floor

Café	416sqft
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First floor

Front function room	286sqft
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Central area	434sqft
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Rear club room	936sqft
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Sub-Total	1,656sqft
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Second floor

Kitchen	221sqft
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Store	47sqft
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Sub-Total	268sqft
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Building total	2,340sqft
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RENT

£10,250 per annum plus VAT (if applicable)

LEASE TERMS

The property is offered by way of a new lease for a term of 12 years incorporating 3 yearly rent reviews on full repairing and insuring terms or such other term as shall be agreed.

LEGAL COSTS

The ingoing tenant to be responsible for the landlord's reasonable legal costs.

CAC/JMB R1556 20.12.11