

RETAIL WAREHOUSE TO LET

BRIDGWATER – UNIT B3 BRIDGWATER RETAIL PARK, TA6 4AB

Mason
Partners



Location

Bridgwater is located 28 miles south of Bristol next to junctions 23 and 24 of the M5 motorway..

Bridgwater Retail Park sits within a retail cluster of approximately 185,000 sq.ft of retail warehouse accommodation to the north of the town centre. Other retailers in the immediate vicinity include Next, M&S Food, Currys, Pets at Home, Jollies amongst others with McDonalds, Taco Bell and Costa Coffee. Nearby food operators include Asda, Sainsburys, Lidl and the Food Warehouse.

Accommodation

The property comprises the following approximate gross internal areas:

Ground Floor	1,045 sq.m.	11,239 sq.ft.
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Tenure

The premises are held by way of an effective full repairing and insuring lease for a term expiring 24th December 2024. The current passing rent is £210,726 pax.

Availability

The remainder of the leasehold interest is available on terms to be agreed.

Use

Class A1 (non food)

Rates

Rateable Value	£104,000 pa
Estimated Rates Payable	£ 53,000 pa

For further information visit Gov.uk or contact the business rates department at the local authority.

EPC

The property has an Energy Performance Asset Rating C.

Legal Costs

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

Viewing

Gareth Preston 0151 225 0334 garethpreston@masonpartners.com

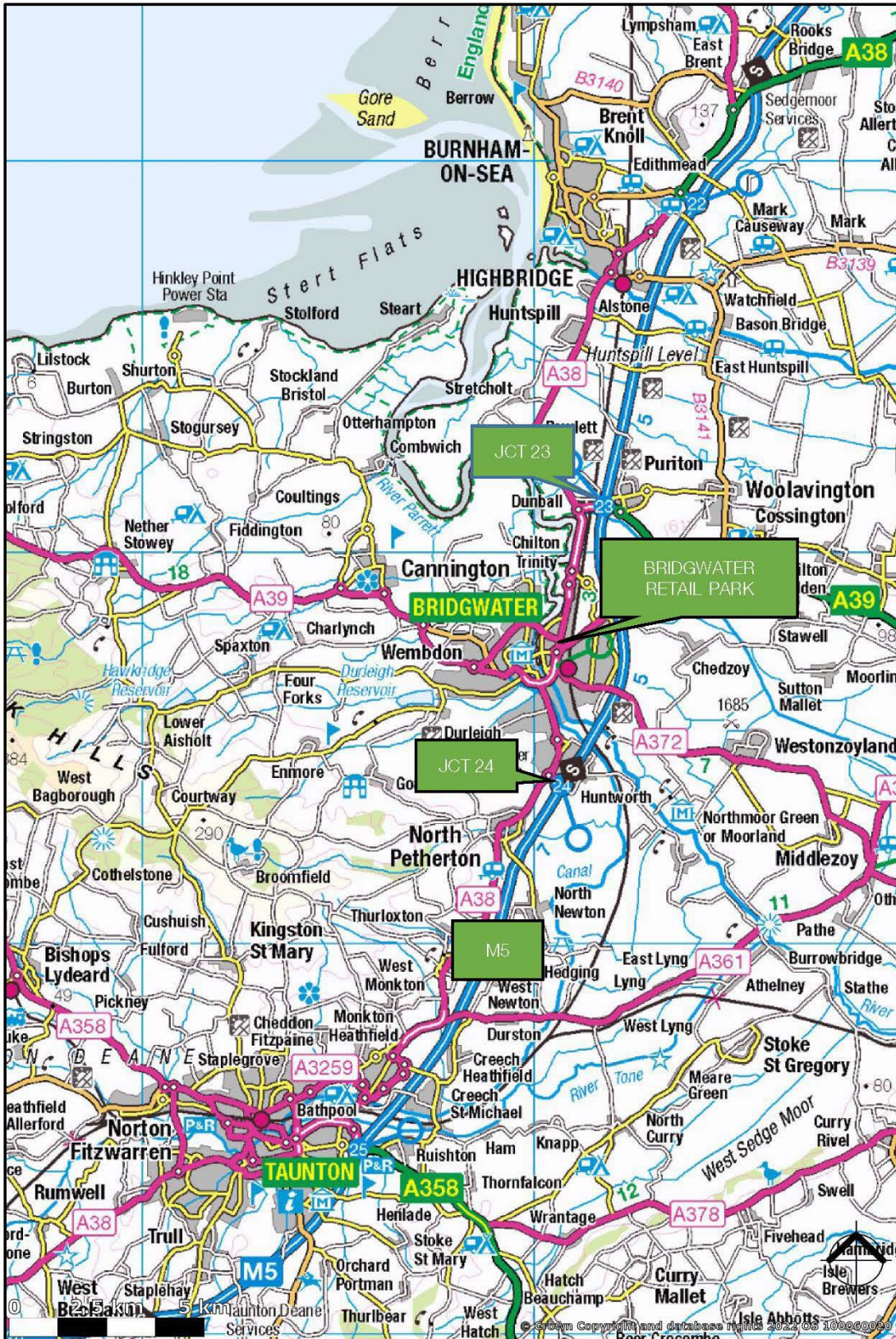
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