

TO LET

PRIME SHOP

5 FORE STREET, BRIDGWATER TA6 3NF



LOCATION

Bridgwater is a growing town with over 8000 new homes planned and major developments and redevelopments proposed that will see a major, even massive, boost to the local economy. The subject premises are situated in close proximity to other major retailers including Boots, Superdrug, Next and WH Smith.

SUBSIDIARIES

Panther Investment Properties Limited | Panther (VAT) Properties Limited (VAT: 744 3237 40) | Panther Trading Limited | Panther (Dover) Limited | Panther Shop Investments (Midlands) Limited | Panther (Bromley) Limited (VAT: 788 0971 72) | Snowbest Limited (VAT: 577 4038 18) | Surrey Motors Limited | Westmead Building Company Limited | Multitrust Property Investments Limited | Northstar Property Investment Limited (VAT: 744 3239 36) | Northstar Land Limited | Eurocity Properties PLC (VAT: 788 1314 06) | Eurocity Properties (Central) Limited (VAT: 788 1314 06) | Panther AL Limited | Panther AL (VAT) Limited (971 2237 26) | CJV Properties Limited (VAT: 788 1314 06) | Melodybright Limited | TRS Developments Limited | TRS Developments (Stockton) Limited | TRS Developments (Cheadle) Limited | MRG Systems Limited

DESCRIPTION

This property provides a ground floor lock up shop with first floor storage and staff facilities. There is rear access, mains water, power and drainage.

ACCOMMODATION

Gross Internal area:
143.4 sq m (1542 sq ft)

Ground floor:
84 sq m (902 sq ft) and the First floor is 59.5 sq m (640 sq ft)

NB: All measurements shown are believed to be accurate but must be regarded as approximate only. No appliances or services tested.

RENT

The property is offered by way of a new lease on Full Insuring and Repairing terms.

RENT REDUCED

Asking rent: ~~£28,750 pax~~ – **NOW AVAILABLE AT £22,500 PAX**

Terms are negotiable.

VAT

VAT is applicable on rent and other outgoings.

RATEABLE VALUE

1st April 2011 – 31st March 2012

Rateable value: £19,500.00

Rates payable: £8443.50

(based on 20011/2012 standard business multiplier of 0.433)

(all subject to confirmation with Local Authority)

LEGAL COSTS

The ingoing tenants will be required to provide an undertaking to pay the landlord's abortive legal costs in the event they withdraw from the transaction once solicitors have been instructed.

Each party will be responsible for their own costs on completion.

VIEWING

By appointment through Panther Securities PLC
Contact: John Perloff / John Doyle
Telephone: 01707 667 300

SUBJECT TO CONTRACT