

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



For Sale

£650,000

1-2 Friarn Lawn, Bridgwater, Somerset TA6 3LL

4,191 Sq Ft
(389.30 Sq M)

Summary

- Mixed use office and residential investment
- Attractive Grade II Listed buildings
- Centrally located within an easy reach of the town centre
- Well known mixed use area
- Guide price £650,000 which reflects a NIY of 8.39% after purchasers costs of 5.18%
- Fully let - income £57,380 pa

Location:

Part of a small stand alone period terrace of Grade II listed buildings, Friarn Lawn fronts the main A39 Dual Carriage Way. Centrally located and easily accessible, the buildings also benefit from a dedicated private parking area. The terrace is within easy walking distance to both the main High Street and The Broadway where Morrisons and B&M outlets are located.

Description:

No 1 Friarn Lawn comprises of commercial office suite on the Ground and Lower ground floors with a self contained maisonette above (1st & 2nd floors). No 2 Friarn Lawn comprises of 4 residential flats.

There is dedicated monitored parking at the front of the building.

Accommodation:

All measurements are approximate and are from management records.

Approx	sq m	sq ft
Total	389.30	4,191

Services:

We understand that mains electricity, gas, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

See tenancy schedule

Business rates:

See tenancy schedule

Interested parties are advised to confirm the rating liability with Sedgemoor Council

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The freehold of the property is available subject to the existing leases.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

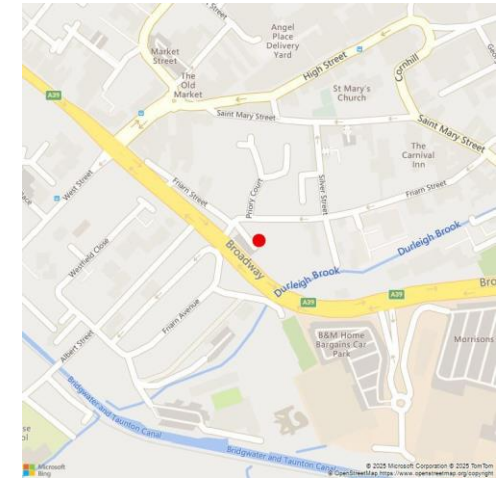
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

The property has been elected for VAT but this will only apply to the commercial element. Interested parties to make their own enquiries regarding options relating to TOGC.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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Tenancy Schedule:

Commercial Unit	Tenant	Size Sq M	Size Sq Ft	Rent PA	Lease Start	Term (Years)	Lease End	Break	Review	EPC	Rateable Value	Notes
Ground and lower ground floors, 1 Friarn Lawn	Joseph Casson Estate Agents Ltd	74.70	804	£8,000	26/02/2019 *	10 years	25/02/2029	26/02/2024	26/02/2024	D	£6,400	NIA

Residential	Size Sq M	Size Sq Ft	Rent PA	EPC	Band	Notes
1st & 2nd floors, 1A Friarn Lawn	66.08	711	£10,200	D	A	GIA
Ground & Lower Ground flat, 2A Friarn Lawn	66.51	716	£11,100	D	A	
Ground & Lower Ground flat, 2B Friarn Lawn	56.04	603	£9,900	D	A	
1st Floor, 2C Friarn Lawn	62.99	678	£7,440	C	A	
2nd Floor, 2D Friarn Lawn	63.08	679	£10,740	D	A	
TOTAL	314.70	3,387	£49,380			

* Please note, there are negotiations currently in course for the commercial tenant to sign a 10- year lease extension

