



Lyndon Brett Partnership

Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

County Court Chambers, Queen Street, Bridgwater, TA6 3DA • Email: info@lbp-rics.co.uk • 01278 450350 • Website: www.lbp-rics.co.uk



TO LET

Storage Land

Storage Land (2.39 Acres)

Showground Road, Bridgwater, Somerset

£105,000 Per Annum, Exclusive





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DESCRIPTION

Located in a prominent position of Showground Road, opposite the new roundabout which has formed part of the new road development - Squibbers Way, this site is ideal for storage and/or being a warehouse depot, or industrial development, all with easy access to J24 of the M5.

SITE

The site is in an area zoned for employment land use and has previously been used for storage although has been vacant in recent years whilst the now completed Colley Lane Southern Access Relief Road - now named Squibbers Way, was built.

SERVICES

The site does not benefit from any existing main services but they would be available in the immediate vicinity.

Any prospective Tenant should make their own initial enquiries regarding service availability, if required.

OUTGOINGS

The Local Authority—Sedgemoor District Council will need to advise on business rates, relating to the intended use and future occupation.

TENURE & TERMS

The site is offered to Let on Lease terms although short term Licence agreement, for a term to be agreed, may be considered subject to Tenant status.

Development of the site may be considered, with a purpose built unit to specification for a prospective Tenant, subject to status and covenant.

PRICE

The yard is available to rent as is, seeking offers of £105,000 per annum, exclusive.

Should an agreement be reached for a purpose built unit to be constructed for a prospective Tenant, a rent would be agreed dependent on specification requirements and design of building etc.; as a design and build project.

VAT

Under the Finance Act 1989 VAT may be added to rents levied at the direction of the Landlord. We recommend that prospective Lessees establish the VAT implications before entering into any agreement.

DEPOSIT

A deposit equivalent to three month's rent or three years audited accounts will be required.

LEGAL COSTS

The prospective Tenant is to be responsible for the Landlord's reasonable legal costs

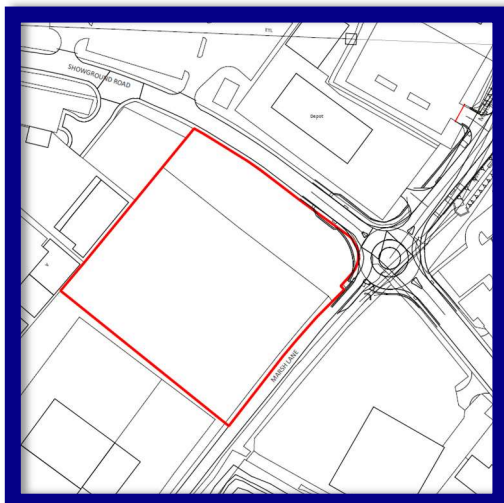
PLANNING

The prospective Tenant should make their own enquires of the Planning department regarding their proposals and intended use.

RICS CODE OF PRACTICE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before entering into a business agreement.

The Code is available through professional institutions and trade associations or via www.commercialleasecodeew.co.uk.



LOCATION

- Miles:** 11 miles north-east of Taunton
15 miles west of Glastonbury
30 miles south-west of Bristol
- Roads:** A38, A39, M5 (Junctions 23 & 24)
- Rail:** 0.5 miles east of Bridgwater Railway Station
- Air:** 25 miles south-west of Bristol Airport