

SHOP TO LET

Unit 17 Angel Place Shopping Centre Bridgwater, Somerset, TA6 3TQ

Subject to Vacant Possession



Location

Bridgwater is a historic market town in Somerset, with increasing investment being made including the recent development of Northgate Yard, which includes a new Cinema, Sports Bar and Restaurants along with the 'Celebration Mile' regeneration project set to improve the key areas of the Town Centre, as well as developments out of town including Hinkley Point C and Gravity. Angel Place Shopping Centre is situated in the heart of Bridgwater and is home to a number of high street brands including Peacocks, Holland and Barrett, Iceland, Bon Marche, One Beyond, Savers and The Works as well as thriving independent businesses. We are pleased to be offering this ground floor retail unit with good shop frontage near the High Street entrance, suitable for a number of different retail end users. Angel Place benefits from a roof level car park with 380 spaces.

Accommodation

The premises comprises of the following approximate floor area;

Unit 17	Sq M	Sq Ft
Ground Floor	53.4	575
First Floor	52.4	564
Total	102.75	1,106

Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

EPC

C (54). EPC available upon request.

Business Rates

RV £13,000 (2026)

Interested parties should make their own enquiries with the Local Billing Authority to confirm exact rates payable.

Rent

£12,500 + VAT per annum exclusive.

Service Charge

There is an annual service charge of **£7,536.06 + VAT**.

Insurance

There is an annual insurance charge of **£372.45 + VAT**

Legal Costs

Each party to be responsible for their own legal costs.

Security

Deposit equivalent to 3 months rent plus VAT to be held by the Landlord for the duration of the lease.

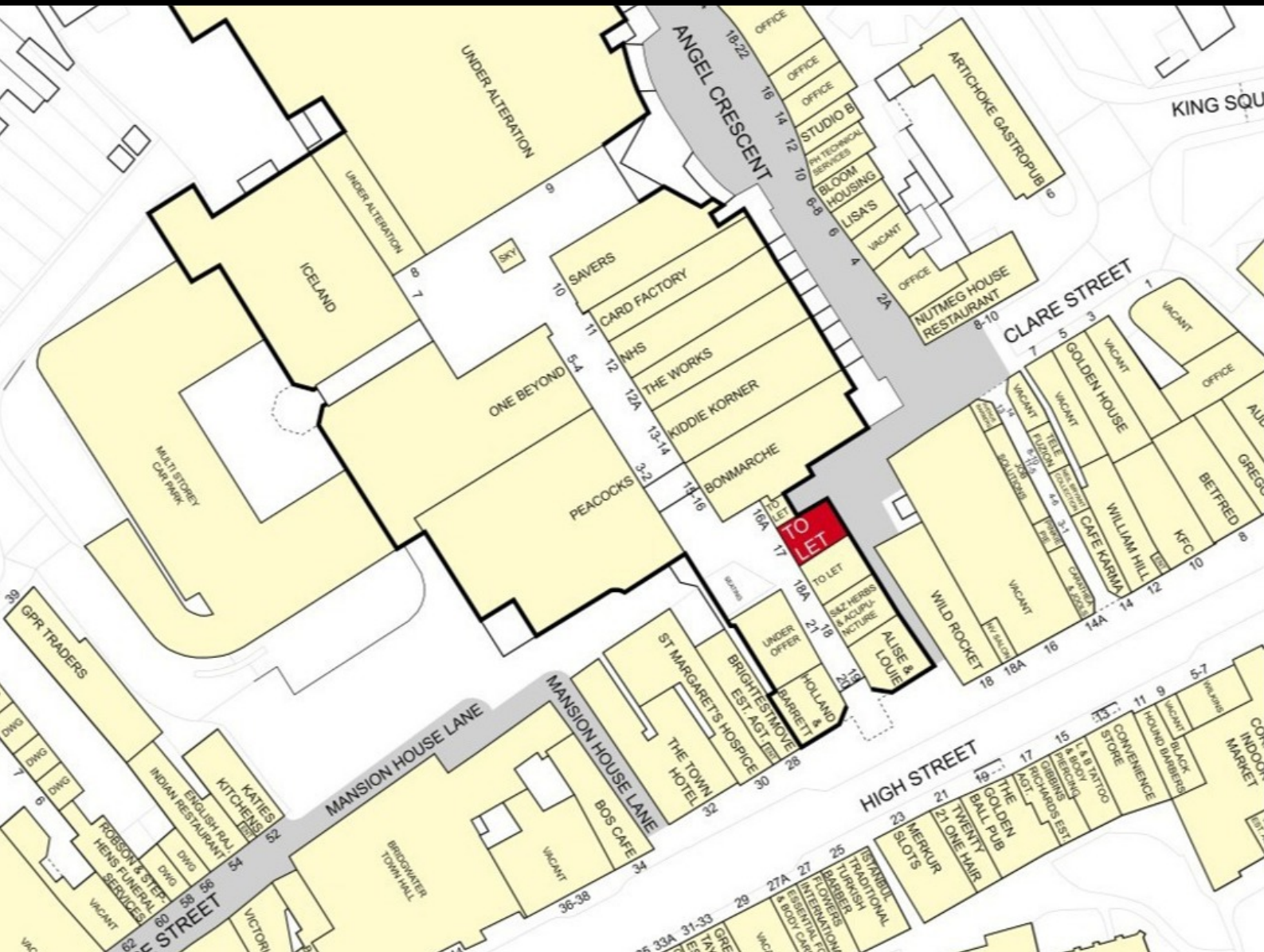
Viewings

Strictly by appointment with the Joint Retained Agents Creative Retail or LBP on 01278 450350.

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Creative Retail