

# **Bridgwater** **Wills Business Park** **Salmon Parade** **Somerset** **TA6 5JT**

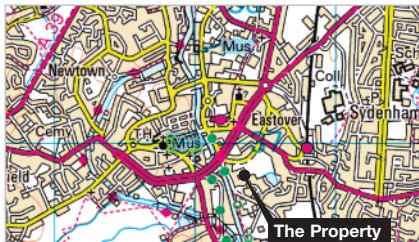
- **Freehold Industrial Business Park Investment**
- Close to M5 Motorway
- 26,300 sq ft on a site of 1.4 acres
- Rent Reviews and Reversions from 2017

- Total Current Rents Reserved

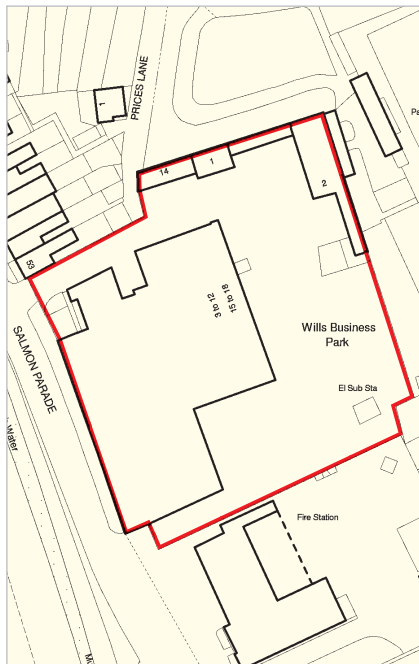
**£118,355 pa**

**Part vacant possession**

**SIX WEEK COMPLETION AVAILABLE**



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## **Tenure**

Freehold.

## **Location**

Bridgwater is a popular North Somerset market town situated 9 miles north-east of Taunton and 40 miles south of Bristol. The town benefits from being adjacent to the M5 Motorway (junctions 23 and 24) as well as having regular rail services.

The property is situated to the south of the town centre off Broadway A39, which in turn provides the link to the A38/M5 Motorway about 3½ miles to the north-east.

Occupiers close by include the town's fire station and a number of local businesses in the industrialised area immediately to the south.

## **Description**

The property is arranged predominantly on ground floor and comprises a recently refurbished development of industrial and business units extending in all to some 2,443 sq m (26,300 sq ft). To the rear of the buildings is a shared yard providing parking and circulation space. The site in all extends to approximately 0.58 hectares (1.43 acres).

## **VAT**

VAT is applicable to this lot.

## **Documents**

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

## **Energy Performance Certificate**

For EPC Ratings please see website.

## **Viewings**

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required in advance of the inspection and on the day. In the subject box of your email please enter **Lot 115 Bridgwater**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms B North, Reed Smith LLP. Tel: 0203 116 3492 e-mail: [bnorth@reedsmith.com](mailto:bnorth@reedsmith.com)





No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	Robert Francis Daly	Unit 105 sq m (1,128 sq ft)	5 years from 09.04.2015. Rent review after 3 years. FR & I by way of a service charge	£5,500 p.a.	Rent Review 2018
2	Martyn Charles Lawson	Unit 130 sq m (1,400 sq ft)	3 years from 13.05.2015. FR & I by way of a service charge	£7,500 p.a.	Expiry 2018
3	James Roy Bawden	Unit 110 sq m (1,189 sq ft)	3 years from 13.05.2015. FR & I by way of a service charge	£5,740 p.a.	Expiry 2018
5	Vacant	Unit 137 sq m (1,477 sq ft)			
6	PC Comms Limited	Unit 226 sq m (2,428 sq ft)	5 years from 14.05.2015. Rent review after 3 years. FR & I by way of a service charge	£15,000 p.a.	Rent Review 2018
7	Paul Forbes	Unit 354 sq m (3,806 sq ft)	3 years from 04.06.2015. FR & I by way of a service charge	£16,000 p.a.	Expiry 2018
8	Bridgwater Metalcraft Limited	Unit 351 sq m (3,777 sq ft)	3 years from 11.07.2014. FR & I by way of a service charge	£15,000 p.a.	Expiry 2017
9	Krissco Polish Foods Limited	Unit 192 sq m (2,066 sq ft)	3 years from 01.07.2015. FR & I by way of a service charge	£9,900 p.a.	Expiry 2018
10 & 15	Sedgemoor Furniture Limited	Unit 311 sq m (3,348 sq ft)	6 years from 20.09.2011. Rent review after 3 years. FR & I by way of a service charge	£16,500 p.a.	Expiry 2017
11	Thomas Baughan	Unit 146 sq m (1,567 sq ft)	5 years from 12.05.2015. Rent review after 3 years. FR & I by way of a service charge	£7,800 p.a.	Rent Review 2018
12	Mark James Ward	Unit 87 sq m (932 sq ft)	2 years from 04.06.2015. FR & I by way of a service charge	£5,500 p.a.	Expiry 2017
14	Adrian John Robson	Unit 31 sq m (332 sq ft)	2 years from 08.04.2011. FR & I by way of a service charge	£2,800 p.a.	Expiry 2017
16	Diana Snov	Unit 53 sq m (569 sq ft)	2 years from 03.02.2015. FR & I by way of a service charge	£4,500 p.a.	Expiry 2017
Suite 1, 2	BCL Groundworks Limited	Unit 67 sq m (720 sq ft)	3 years from 06.01.2014. FR & I by way of a service charge	£6,500 p.a.	Expiry 2017
Suite 3	Vacant	Unit 31 sq m (337 sq ft)			
Suite 4	Vacant	Unit 44 sq m (477 sq ft)			
Suite 5	Vacant	Unit 37 sq m (403 sq ft)			
Suite 6	Vacant	Unit 33 sq m (352 sq ft)			
Substation	Western Power Distribution (South West) plc	Substation	25 years from 19.02.2008. Rent review every 5th year	£115	Rent Review 2018
		<b>Total</b>	<b>2,445 sq m (26,308 sq ft)</b>	<b>Total £118,355 p.a.</b>	