

Bridgwater

1 Eastover

Somerset

TA6 5AG

- **Attractive Freehold Shop and Residential Investment**
- Shop let to Hickleys Limited by way of lease renewal until 2024 (2)
- Includes three self-contained flats
- Town centre location opposite the Grade II Listed Town Bridge
- No VAT applicable
- Total Current Rents Reserved **£28,480 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

The market town of Bridgwater, which has a population of 36,000, is the administrative centre of Sedgemoor district and is located 9 miles north-east of Taunton and 40 miles south of Bristol. The town benefits from its proximity to the M5 Motorway, which is located immediately to the east of the town (junctions 23 and 24).
The property is situated in a corner position on the north side of Eastover, at its junction with East Quay. Occupiers close by include Oxfam, Cash Converters, Betfred, Post Office and Domino's Pizza.

Description

The property, which is Grade II listed, is arranged on basement, ground and two upper floors to provide a ground floor shop together with three self-contained flats above, which are separately accessed via East Quay. The basement is accessed via a trap door and is not presently used by the tenant.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsoop.co.uk

Energy Performance Certificate

For EPC Ratings please see website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Hickleys Limited (1)	Gross Frontage 8.05 m (26' 5") Net Frontage 7.70 m (25' 3") Shop & Built Depth 14.60 m (47' 11") Ground Floor 93.70 sq m (1,009 sq ft)	6 years from 03.12.2018 (2) Rent review in the 3rd year IR & I (3)	£13,000 p.a.	Rent Review 2021
1A	Individual	First & Second Floor Flat – 3 Rooms, Kitchen, WC, Bathroom	6 month Assured Shorthold Tenancy from 05.08.2016	£5,280 p.a. (£440 p.c.m.)	Holding over
1B	Individual	First & Second Floor Flat – 4 Rooms, Kitchen, Bathroom	6 month Assured Shorthold Tenancy from 06.11.2014	£5,100 p.a. (£425 p.c.m.)	Holding over
1C	Individual(s)	First Floor – Room, Kitchen, Bathroom	6 month Assured Shorthold Tenancy from 20.04.2018	£5,100 p.a. (£425 p.c.m.)	Holding over

(1) Website Address: www.hickleyshealthcare.com
For the year ended 31st December 2017, Hickleys Limited did not report a turnover or a pre-tax profit, but reported shareholders' funds and a net worth of £1,261,174. (Source: Experian 27.11.2018.)
(2) The tenant has the option to determine the lease on 2nd December 2021.
(3) The lease is subject to a schedule of condition.

Total £28,480 p.a.

