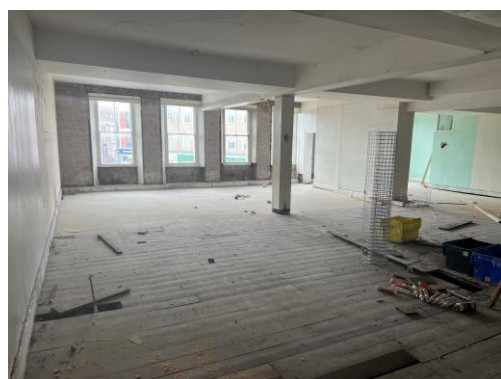


First Floor Space at 8 – 9 Cornhill

Bridgwater, Somerset, TA6 3BU



Description

First floor former dance studio with its own ground floor entrance. Immediately available, on a new lease; requires reconnection to mains services prior to tenant fit out. Suitable for a wide range of uses, subject to obtaining any necessary Landlord and planning consents. Forms part of a Grade II Listed building.

Indicative floor plans available upon request.

Open Plan Area	192 sq m	2,066 sq ft
Office / Storage Areas	19 sq m	62 sq ft
Net Internal Area:	211 sq m	2,270 sq ft

Measured in accordance with RICS Property Measurement Statement (2nd Edition)

Location – W3W /// [washroom.village.disbelief](https://www.washroom.village.disbelief)

Situated above New Look in a strong trading position close to the junction where Fore Street meets Cornhill. Nearby occupiers include Kaspas Desserts, Paddy Power, Prezzo, Lloyds Bank, Sports Direct and many more.

To Let – £10,000 pa, excl.

Lease Terms

The asking rent is predicated on a lease on broadly the following terms:-

- Immediately available for a term of 5-10 years
- Full repairing and insuring equivalent basis
- Reviews and Break-Clauses at sensible intervals
- Lease to be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Tenant to contribute towards Landlord's proper and reasonable legal costs
- Subject to references/credit checks.

Incentives available, subject to minimum term and covenant status.

Commercial Lease Code

The Code of Practice on Commercial Leases in England and Wales recommends that prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Available from:-

<http://www.lettingbusinesspremises.co.uk>

Local Council: Somerset Council (former Sedgemoor area) <https://www.somerset.gov.uk/>

Planning: We understand the unit benefits from consent for Class E type uses, but recommend parties rely on their own enquiries with the local planning authority.

Business Rates: A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £10,250 (2023 List). This is not the rates payable. Relief from rates may be available.

Services: We understand the unit was originally connected to mains water, drainage and electric but currently disconnected, however the landlord is in the process of reconnecting the electricity.

EPC Rating: C/68

VAT: We understand that VAT is payable on the rent.

Viewings: By appointment only through the sole agents **Cooper and Tanner 1908 Limited**
01761 411010 – Opt 2.

Date of Details: 09/08/2023



COMMERCIAL DEPARTMENT

Telephone 01761 411010 Opt. 2

commercial@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

