

**Lot 45, 32 Fore Street, Bridgwater,
Somerset TA6 3NG**

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Prime High Yielding Freehold Retail Investment

www.acutus.co.uk

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Property Information

Prime High Yielding Freehold Retail Investment

- Let to Vodafone Limited
- Lease expires April 2027 (subject to option)
- Approximately 1,313 sq ft
- Adjacent to Boots and H. Samuel
- Close to Angel Place Shopping Centre
- Nearby occupiers include Superdrug, Sports Direct, Prezzo, Greggs, KFC and JD Wetherspoon

Lot

45

Auction

21st September 2023

Rent

£19,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

18 miles south of Weston-Super-Mare, 34 miles south-west of Bristol

Roads

A38, A39, M5

Rail

Bridgwater Station

Air

Bristol Airport

Situation

The property is prominently situated in a prime pedestrianised retailing position on the northern side of Fore Street, Bridgwater's principal retailing thoroughfare. The property is located near Angel Place Shopping Centre where retailers include Iceland, Holland & Barrett, Card Factory and The Works. Other nearby occupiers include Boots the Chemist, Superdrug, Sports Direct, Prezzo, Greggs, KFC and JD Wetherspoon.

Tenure

Freehold.

EPC

Band E

Description

The property comprises a shop arranged on the ground, first and second floors.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground/First/Second	Retail/Ancillary	121.98	(1,313)	VODAFONE LIMITED (1) on a full repairing and insuring lease	5 years from 08/04/2022 (2)	£19,000
Total		121.98	(1,313)			£19,000

(1) Vodafone Limited is the third-largest mobile network operator in the UK, with 17.9 million subscribers as of May 2023. They have been established since 1985 and operate from over 400 stores across the UK (www.vodafone.co.uk)

(2) The lease is subject to a tenant only option to determine on 08/04/2025.

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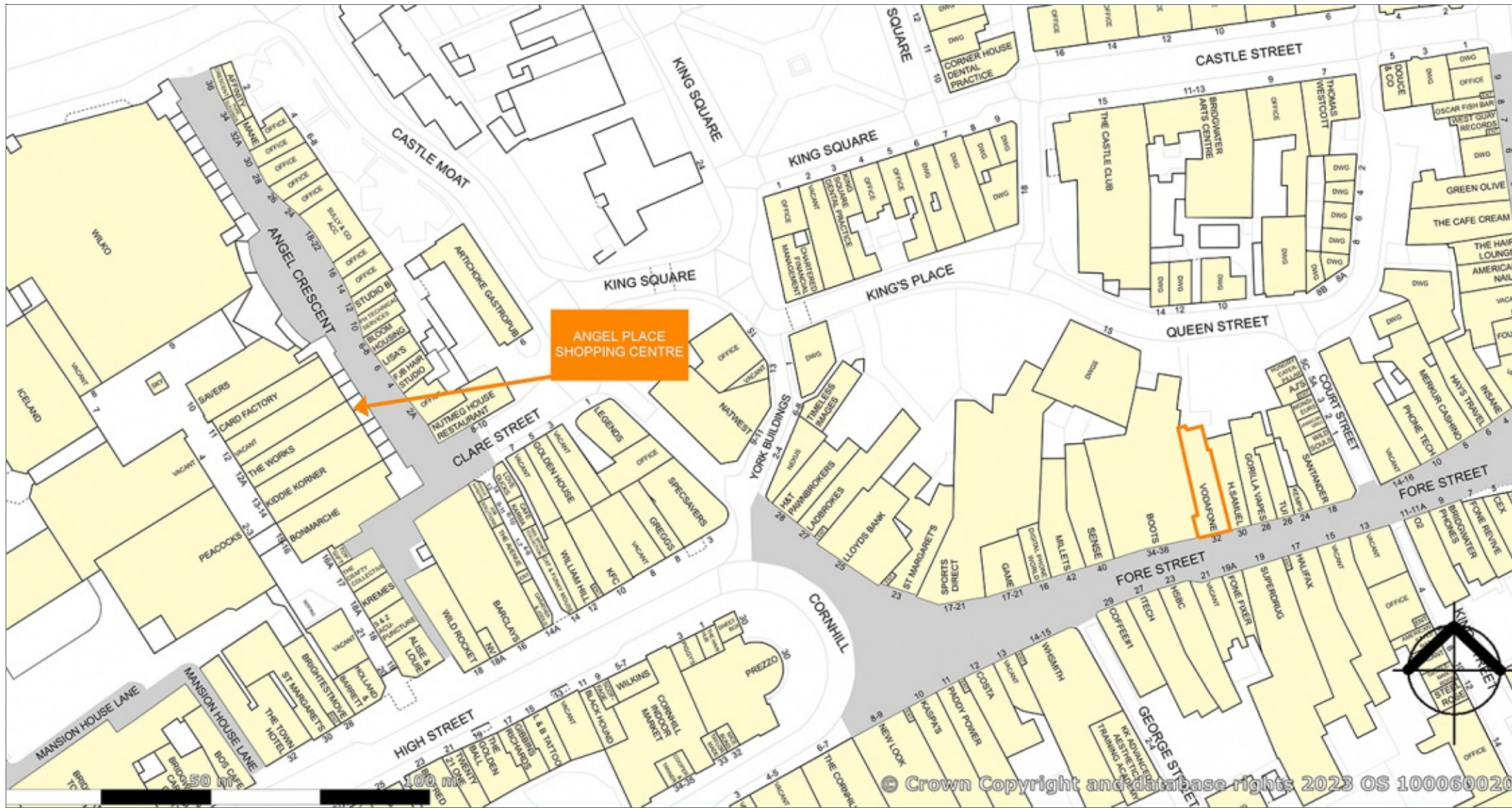


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September 2020