Lot 30, 32 Fore Street, Bridgwater,

Somerset TA6 3NG

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)





Prime High Yielding Freehold Retail Investment

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Property Information

Prime High Yielding Freehold Retail Investment		Location		Description	
 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 		Miles Roads Rail Air	18 miles south of Weston-Super-Mare, 34 miles south-west of Bristol A38, A39, M5 Bridgwater Station Bristol Airport	The property comprises a shop trading on the ground floor, along with first and second floor accommodation with restricted access.	
Nearby occupiers include Superc KFC and JD Wetherspoon	Irug, Sports Direct, Prezzo, Greggs,	Situation		VAT is applicable to this lot.	
Lot 30 Rent £19,000 per Annum Exclusive Sector High Street Retail	Auction 2nd November 2023 Status Available Auction Venue Live Streamed Auction	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.		Completion Period	
		Freehold.			

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Tem	Rent p.a.x.
Ground First/Second	Retail/Ancillary 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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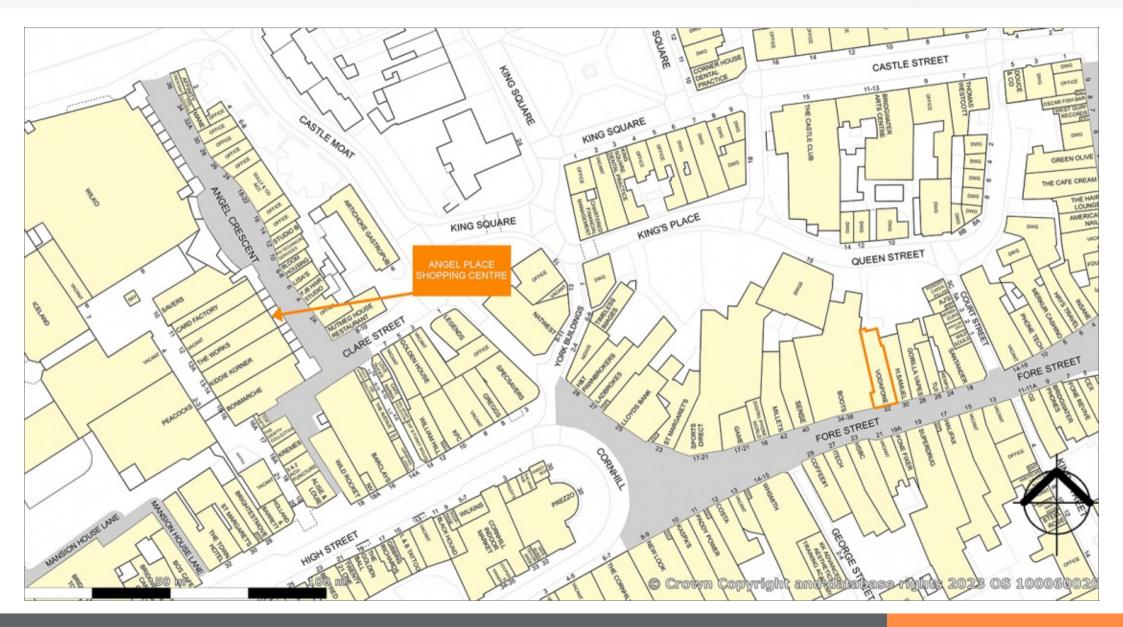
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