

TO LET

Unit 22 Angel Place Shopping Centre Bridgwater, Somerset, TA6 3TQ

First Floor Terrace Suitable for a Variety of Uses STPP Computer Generated Image



Location

Bridgwater is a historic market town in Somerset, recent developments of Northgate Yard, which includes a new Cinema, Sports Bar and Restaurants along with the 'Celebration Mile' regeneration project set to improve the key areas of the Town Centre.

Description

Angel Place Shopping Centre is situated in the heart of Bridgwater and is home to a number of high street brands including **Peacocks, Holland and Barrett, Iceland, Bon Marche, One Beyond, Savers** and **The Works** as well as thriving independent businesses. We are pleased to be offering this ground floor retail unit with good shop frontage near the High Street entrance, suitable for a number of different retail end users. Angel Place benefits from a roof level car park with 380 spaces.

Accommodation

The premises comprises of the following approximate floor area;

Unit 22	Sq M	Sq Ft
Ground Floor	140.19	1,509

Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

EPC

E(103). EPC available upon request.

Business Rates

RV £24,750 (2026)

Interested parties should make their own enquiries with the Local Billing Authority to confirm exact rates payable.

Legal Costs

Each party to be responsible for their own legal costs.

Rent

£10,000 + VAT per annum exclusive

Service Charge

There is an annual service charge of £3,349.36 + VAT.

Insurance

There is an annual insurance charge of £165.01 + VAT.

Planning

We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

Security

Deposit equivalent to 3 months rent plus VAT to be held by the Landlord for the duration of the lease.

Viewings

Strictly by appointment with the Joint Retained Agents Creative Retail or LBP on 01278 450350.

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Creative Retail