



15 Market Street, Highbridge, Somerset, TA9 3BP

67 sq.m. (721 sq.ft.) Ground Floor Retail Shop Unit with Rear Yard  
To Let on Flexible Terms based on a Full Repairing and Insuring  
Lease

**£6,000 per annum**

## Situation

Highbridge is an ex Market Town with railway station, being twinned with the Victorian seaside town of Burnham-on-Sea, having easy access via the A38 from junction 22 of the M5 motorway. Market Street is accessed from the main A38 roundabout leading from Church Street and provides for the main thoroughfare of a variety of usual retail outlets with the benefit of a public carpark opposite (situated behind the Town Hall).

## Description

The property comprises of the ground floor only of a three storey traditional building fronting Market Street with flats over (in the same ownership) identified on the OS plan. The demise consists of a lock-up shop including rear storage kitchen area and WC with rear access door leading to a large concreted courtyard.

|                   |                    |                             |
|-------------------|--------------------|-----------------------------|
| Retail<br>67 sq.m | Store<br>9.76 sq.m | Kitchen/WC/Etc<br>8.55 sq.m |
|-------------------|--------------------|-----------------------------|

N.B. The areas are calculated on a gross internal floor area (GIA) in accordance with the RICS Code of Measuring Practice. All measurements are approximate.

## Outside

Rear courtyard accessed through the rear door of the shop unit. Vehicular access to the courtyard leading from Bertha Terrace, in the course of being regularised with the Land Registry.

## Services

Mains electricity, mains water and mains drainage are connected. *(We confirm that we have not tested any of the service installations and any prospective tenant must satisfy themselves independently as to the state and condition of such items).*

## Outgoings

The Occupier will be responsible for all Business Rates payable on the premises. The current Rateable Value is £4,400 per annum, local authority reference: Sedgemoor 7214600150.

## Buildings Insurance

The property is insured under the Landlord's policy and will be charged to the tenant as additional insurance premium rent.

## Energy Performance Certificate

A copy of the Energy Performance Certificate (EPC) specifying the Asset Rating of the property is available for inspection at the office by prior appointment only. The EPC was produced on 21<sup>st</sup> June 2011 and the property has an energy rating of C74.

## Planning Use

The designated planning use is Retail, being classified as A1 Use under the Town & Country Planning (Use Classes) Order 1987.

## Terms

The property is available To Let on a new lease with flexible terms (to be negotiated) at a proposed rent of £6,000 per annum payable quarterly in advance. A deposit equivalent to 3 months' rent or 3 years' audited accounts will be required.

## VAT

We are advised that the building is not registered for VAT, therefore VAT will not be payable on the rental figure.

## Viewing

Strictly by appointment with the Sole Agents:-

### Greenslade Taylor Hunt

75-77 High Street, Burnham on Sea, Somerset, TA8 1PE.

Email: [jeremy.bell@gth.net](mailto:jeremy.bell@gth.net) Telephone: 01278 765588



**IMPORTANT NOTICE** For clarification we wish to inform the prospective tenants that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for furnishings, if there are important matters which are likely to affect your decision to let, please contact us before viewing the property.