



TO LET

TO LET

6 Binford Place

Eastover, Bridgwater, Somerset, TA6 3NJ

Ground floor retail & storage unit with 1st floor storage/office – 1,166 sq ft (108 sq m) gross approx.

Location

Bridgwater town centre is a well-established retail and commercial hub with a mix of national occupiers, independent businesses and local amenities. The area continues to attract investment and regeneration interest, reinforcing its role as a key commercial destination within Somerset.

Binford Place benefits from proximity to one of the town's principal pedestrianized retail pitches, Fore Street, with strong footfall and direct links to the Angel Place Shopping Centre and main car parks. Binford Place has a blend of properties and niche operators, making it particularly well suited to retail, leisure and café uses.

M5 Jct 24



2 miles south

**Bridgwater
Town Centre**



0.2 miles

**Railway
station**



1.2 miles



Accommodation

Description

A retail unit situated in Bridgwater town centre. The accommodation comprises a ground floor retail area with glazed shop frontage, together with storage accommodation to the rear. The first floor provides ancillary space including a small kitchen, WC facilities, and two further rooms suitable for storage or office use. The property offers an affordable opportunity for occupiers seeking town centre premises.

Parking

There is time restricted road parking directly opposite the property and there are various public pay & display car parks near by.

Services

We are advised that main electric, water and drainage services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
Ground Floor retail	539	50.07
Ground floor store	286	26.57
First floor Offices/Stores & Kitchen	341	31.67
TOTAL	1,166	108.31

Retail



Glazed shopfront



Suspended ceilings



Recessed lighting



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

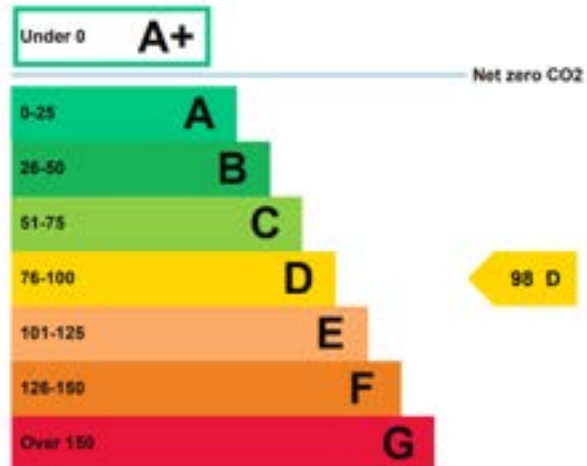
We understand that the accommodation has planning consent for the current retail use, but any occupier should make their own enquiries to the Planning Department of [Somerset Council](#).

Business Rates

The VOA website states that from 1 April 2026 the property has a rateable value of £8,600. Interested parties should make their own enquiries to Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Occupiers may obtain up to 100% small business rate relief. Please contact the billing authority (Somerset Council) to check if you are eligible.

Energy Performance Certificate



Lease

The property is available on a new full repairing lease with all other terms to be negotiated.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Rent

The property has an asking rent of £11,500 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants
Creech Castle Business Centre
Bathpool
Taunton
Somerset, TA1 3DX

www.alderking.com



Andrew Maynard
01823 444879
07831 154080
amaynard@alderking.com



Samantha Clayton
01823 444879
07341 461266
sclayton@alderking.com

AK Ref: AM/102596 **Date:** 06 2026 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA. A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

alder king

PROPERTY CONSULTANTS

TO LET

