



Lyndon Brett Partnership

Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

County Court Chambers, Queen Street, Bridgwater, TA6 3DA • Email: info@lbp-rics.co.uk • 01278 450350 • Website: www.lbp-rics.co.uk



**TO LET**

Unit R2, Wylds Road, Bridgwater TA6 4BH



- Industrial Warehouse/Workshop
- B1(E), B2 & B8 Consent
- (453.08m<sup>2</sup> / 4,875ft<sup>2</sup>)
- £35,000 Per Annum, Exclusive



The Association of Valuers of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 07718 563720

Lyndon Brett - Principal - Chartered Surveyor & RICS Registered Valuer - 07970 893963



## DESCRIPTION

Industrial unit located within the popular Wylds Road commercial area, one of Bridgwater's premier industrial and trade counter locations. Situated to the rear of Topps Tiles, the property is well suited to a range of occupiers who do not require direct frontage to Wylds Road.

## ACCOMMODATION

The unit comprises a open plan warehouse/workshop benefitting from good internal height (eaves approx. 4.6m and ridge approx. 7.3m) and loading access via a roller shutter door providing a clearance of approximately 4.3m.

There is a separate pedestrian entrance leading to a reception/office area, together with WC facilities, kitchenette, and a useful store cupboard.

Stairs provide access to a mezzanine level and additional office accommodation above.

Externally, the property benefits from gated side access leading to a private and secure yard area, suitable for loading, parking, or external storage.

## SERVICES

Mains three phase electricity, gas, water and drainage are connected to the property.

Telephone lines available for connection subject to BT Regulations.

*(We confirm that we have not tested any of the service installations and any Tenant must satisfy themselves independently as to the state and condition of such items.)*

## EPC

An Energy Performance Certificate Rating of D76 - a copy can be made available on request.

## RATES

The current rateable value for Unit R2 is £31,000 based on the April 2026 assessment.

## SERVICE CHARGE

A service charge is not applicable.

## BUILDINGS INSURANCE

The property is insured under the Landlord's policy and the Tenant to reimburse the Landlord for the proportional premium payable.

## TENURE & TERMS

The property is offered To Let by way of a assignment of an existing Full Repairing and Insuring Lease, to expire as of 15th October 2030.

## RENT

The Unit is available at £35,000 per annum.

No further rent reviews are included in the remainder of the Lease term.

## VAT

VAT is applicable on all payments due under the Lease.

## DEPOSIT

A deposit equivalent to three month's rent or three years audited accounts will be required.

## LEGAL COSTS

The prospective Tenant is to be responsible for the Landlord's reasonable legal costs.

## ANTI MONEY LAUNDERING

A prospective Tenant will be required to provide relevant photo ID and proof of address to comply with current regulations.

## PLANNING

The prospective Tenant should make their own enquires to the Planning department regarding their proposals and intended use.

## RICS CODE OF PRACTICE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before entering into a business agreement.

The Code is available through professional institutions and trade associations.







## ASBESTOS

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 Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Lyndon Brett Partnership and accordingly we recommend you obtain advice from a specialist source.

## IMPORTANT NOTICE

These particulars are believed to be correct at the time of preparation but their accuracy is not guaranteed and do not form part of any contract.

## LOCATION

-  A38, A39, M5 (Junctions 23 & 24)
-  1.4 miles north west of Bridgwater Station
-  25 miles south-west of Bristol Airport
-  11 miles north-east of Taunton
-  15 miles west of Glastonbury
-  30 miles south-west of Bristol

