Somerset TA6 3BW

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)





Freehold Shopping Arcade Investment

www.acuitus.co.uk

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Property Information

Freehold Shopping Arcade Investment

- Shopping Arcade providing 8 ground floor shops and 3 office suites
- Total floor area of 419.81 sq m (4,513 q ft)
- Prominent entrance on High Street with walkthrough to Clare Street
- Covered arcade providing important link between High Street and Angel Place Shopping Centre
- Asset Management Opportunities

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Auction

18th September 2025

Rent

£60,207 per Annum Exclusive

Sector

High Street Retail, Shopping Centre, Office

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles 8 miles north east of Taunton, 28 miles south west of Bristol.

M5, A39, A38 **Roads**

Bridgwater Railway Station Rail

Bristol Airport Air

Situation

The property is prominently situated on the north side of High Street, close to its junction with Cornhill and York Buildings. The property provides a covered walkthrough to Clare Street, and in turn, the Angel Place Shopping Centre. Nearby occupiers include Prezzo, KFC, Greggs, Holland & Barrett

Tenure

Freehold

Description

The property comprises a covered shopping arcade currently providing 8 ground floor retail units together with 3 office suites on the upper two floors (although capable of further subdivision).

VAT

VAT is applicable to this lot.

These particulars are for your convenience only. They do not form part of the auction and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
14	Ground Basement	Retail Ancillary	37.54 19.80	(404) (213)	INDIVIDUALS t/a Cafe Karma	3 years from 29/06/2023	£10,553.84	Annually
14A	Ground Basement	Retail Ancillary	28.16 25.39	(303) (273)	INDIVIDUAL t/a Caathea & Jools	3 years from 12/09/2024 (1)	£10,957.80	-
14B	First	Office	71.30	(767)	INDIVIDUAL t/a NMA Insulation	3 years from 03/04/2024	£5,170.60	Annually
14C	Second	Office	64.80	(697)	INDIVIDUAL t/a Chrystall Beauty	3 years from 16/07/2024 (1)	£3,500	Annually
1-3	Ground	Retail	23.00	(247)	INDIVIDUAL t/a Pinkie Pie	3 years from 02/10/2023 (1)	£4,191.72	Annually
4-6	Ground	Retail	21.10	(227)	INDIVIDUAL t/a Neil Bryant Collection of Hair Designers	3 years from 03/05/2024 (3)	£3,767.22	Annually
5-11	Ground	Retail	42.82	(460)	JOB SOLUTIONS LIMITED	3 years from 18/06/2024	£6,581.45	Annually
8-10	Ground	Retail	20.50	(220)	INDIVIDUAL t/a Tele-Fuzion	3 years from 13/10/2023	£4,502.28	Annually
14S	Ground	Retail	15.40	(165)	INDIVIDUAL t/a Edgar & Fado Dog Grooming	3 years from 24/06/2024 (1)	£3,776.02	Annually
14T	Ground	Retail	12.20	(131)	INDIVIDUAL t/a Avenue Barbers	3 years from 13/11/2024 (3)	£3,026.28	Annually
14U	First	Office	37.80	(406)	INDIVIDUAL	3 years from 06/03/2024 (1)	£4,200	Annually
Total			419.81	(4,513)			£60,207.21	

⁽¹⁾ The lease provides a tenant option to determine on the 2nd anniversary of the term upon serving 6 months notice.

⁽²⁾ The lease provides a tenant option to determine on the 1st anniversary of the term upon serving 6 months notice.

⁽³⁾ The lease provides for annual options to determine the lease upon serving 6 months notice

NB. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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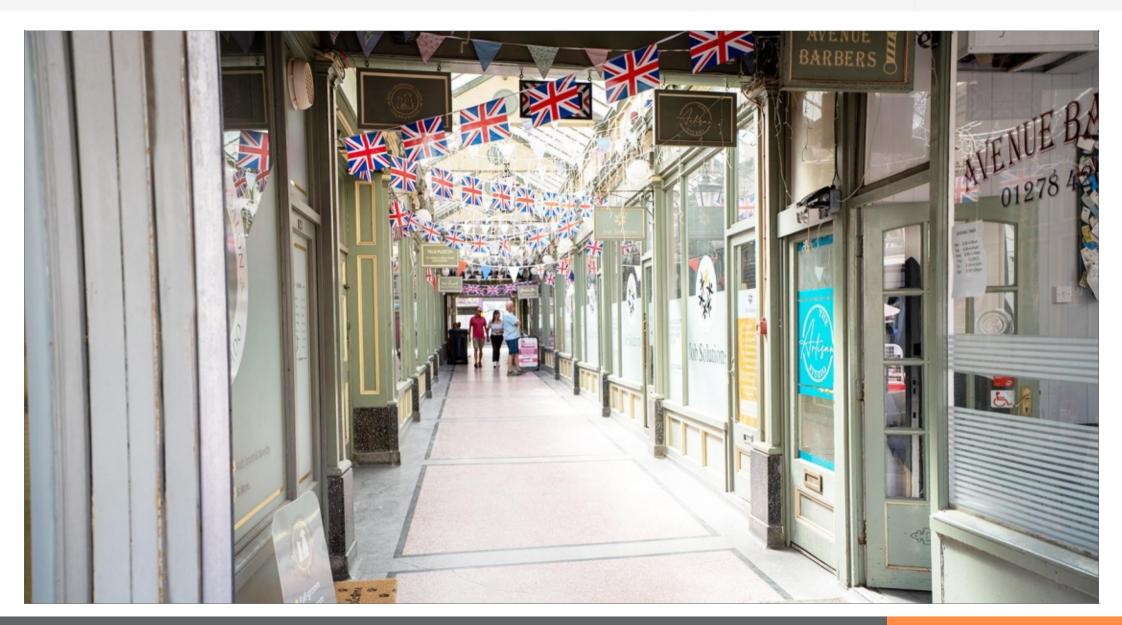
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