

# 19 Fore Street Bridgwater, Somerset TA6 3NH

lot 59

### Freehold Retail Investment

- Let to Superdrug Stores plc on a lease renewal
- Re-based rent from 2014
- Tenant in occupation since at least 1999
- Prime pedestrianised town centre location
- Nearby occupiers include Boots the Chemist, WH Smith, Sports Direct, New Look, Costa and The Carphone Warehouse

Rent  
**£45,000**  
per annum  
exclusive



On behalf of  
Receivers **CBRE**

### Location

Miles: 11 miles north-east of Taunton  
15 miles west of Glastonbury  
30 miles south-west of Bristol  
Roads: A38, A39, M5 (Junctions 23 & 24)  
Rail: Bridgwater Railway Station  
Air: Bristol Airport

### Situation

The property is prominently situated in a prime pedestrianised retailing position on the south side of Fore Street. Nearby occupiers include Boots the Chemist, WH Smith, Sports Direct, New Look, Costa and The Carphone Warehouse. The Angel Place Shopping Centre is also located close by, housing retailers including Wilko, Iceland, Peacocks and Poundland.

### Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first and second floors. We understand the tenant does not currently use the second floor. The property benefits from a goods lift and rear access via George Street.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	426.87 sq m (4,595 sq ft)	<b>SUPERDRUG STORES PLC (1)</b>	5 years from 17/04/2014 on a full repairing and insuring lease (2)	£45,000	16/04/2019
First	Ancillary	282.51 sq m (3,041 sq ft)				
Second	Ancillary	84.17 sq m (906 sq ft)				
<b>Totals</b>		<b>793.55 sq m (8,542 sq ft)</b>			<b>£45,000</b>	

(1) For the year ending 27/12/2014, Superdrug Stores plc reported a turnover of £1,058,047,000, pre-tax profits of £38,044,000 and a total net worth of £138,513,000. (Source: Experian Group 09/11/2015)

(2) The lease provides for a tenant option to determine on 16th April 2017.

### For further details please contact:

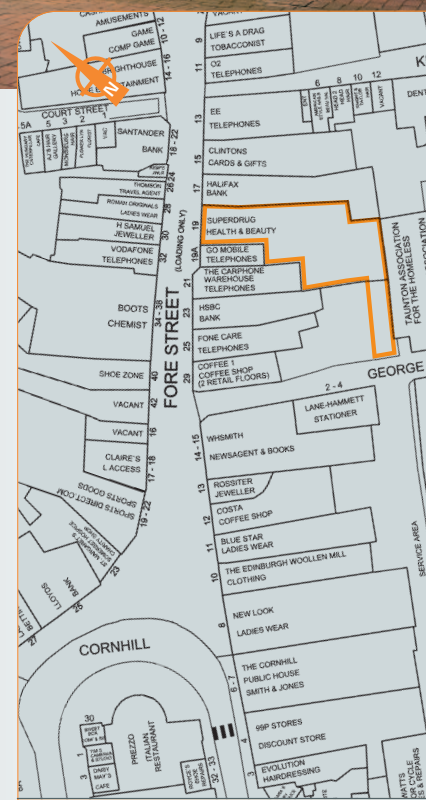
**David Margolis**  
Tel: +44 (0)20 7034 4862.  
Email: david.margolis@acuitus.co.uk  
**Will Moore**  
Tel: +44 (0)20 7034 4858.  
Email: will.moore@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Seller's Solicitors:

**DLA Piper LLP**  
Princes Exchange, Princes Square, Leeds LS1 4BY.  
Tel: +44 (0)113 369 2485.  
Email: elizabeth.wood@dlapiper.com  
Ref: Elizabeth Wood.



Copyright and confidentiality Experian, 2013.  
©Crown copyright and database rights 2013 Ordnance Survey 10007316.  
For identification purposes only.