

## 30 Fore Street Bridgwater, Somerset TA6 3NG

lot 16

### Freehold Retail Investment

- Let to H Samuel Limited
- Lease Renewal from June 2014
- Re-based Rent
- January 2017 tenant break option not exercised
- Tenant in occupation for over 40 years
- Nearby occupiers include Boots the Chemist, WH Smith, Sports Direct and New Look

Rent  
£18,000 per  
annum  
exclusive



### 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 northern side of Fore Street. Nearby occupiers include Boots the Chemist, WH Smith, Sports Direct, New Look, Costa and The Carphone Warehouse.

### Description

The property comprises a ground floor shop with ancillary accommodation on the first and second floors.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	85.10 sq m	(916 sq ft)	<b>H SAMUEL LIMITED (1)</b>	5 years from 24/06/2014 on a full repairing and insuring lease	£18,000	23/06/2019
First	Ancillary	36.23 sq m	(390 sq ft)				
Second	Ancillary	40.78 sq m	(439 sq ft)				
<b>Totals</b>		<b>162.11 sq m</b>	<b>(1,745 sq ft)</b>			<b>£18,000</b>	

(1) For the year ending 30th January 2016, H Samuel Limited reported a turnover of £247,414,000, pre-tax profits of £17,904,000 and a total net worth of £103,920,000 (Source: Experian Group 28/10/2016).

### For further details please contact:

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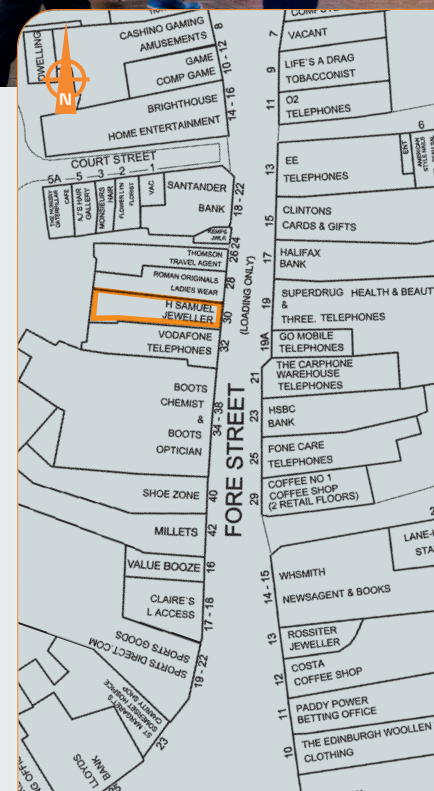
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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: [www.acutus.co.uk](http://www.acutus.co.uk) for further details

### Seller's Solicitors:

**Thursfields Solicitors**  
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