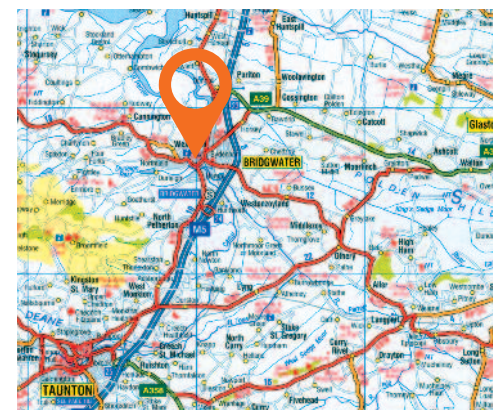


# 42 Fore Street, Bridgwater, Somerset TA6 3NG

Freehold Retail Investment

**Lot 54**

£30,000 per annum  
exclusive (2)



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	140.70 sq m (1,514 sq ft)	BLACKS	10 years from 18/10/2016	£30,000 (2)	18/10/2021
Basement	(restricted access)	-	OUTDOOR RETAIL	18/10/2016 until 17/10/2026 on a full repairing and insuring lease		
First	Ancillary	56.10 sq m (604 sq ft)	LIMITED			
Second	Ancillary	46.80 sq m (504 sq ft)	t/a Millets (1)			
<b>Totals</b>		<b>243.60 sq m (2,622 sq ft)</b>			<b>£30,000 (2)</b>	

(1) Blacks Outdoor Retail Limited is a subsidiary (and part of The Outdoor Division) of JD Sports Fashion Plc. It currently trades from around 74 Blacks and 80 Millets stores in the UK. For the year ending 30th January 2016, Blacks Outdoor Retail Limited reported a turnover of £129,932,000, pre-tax profits of £-3,481,000, total current assets of £59,985,000 and a total net worth of £-43,120,000. For the year ending 30th January 2016, JD Sports Fashion Plc reported a turnover of £1,821,652,000, pre-tax profits of £131,631,000 and a total net worth of £308,809,000 (Sources: www.jdplc.com and www.millets.co.uk and Experian Group 15/02/2017).

(2) The lease provides for an 18 month rent free period from 18th October 2016. The seller has agreed to adjust the completion monies so that the property will effectively produce £30,000 from completion of the sale until the expiry of the rent free period in April 2018.

## Key Details

- Entirely let to Blacks Outdoor Retail Limited - a part of JD Sports Fashion Plc
- New 10 year lease from October 2016 (No breaks)
- Tenant previously in smaller premises in the town
- Excellent Trading Position on Pedestrianised Fore Street
- Nearby occupiers include Boots the Chemist, WH Smith, Sports Direct and New Look

## 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 Prezzo.

## Description

The property comprises a ground floor shop with ancillary accommodation on the basement (not currently used), first and second floors.

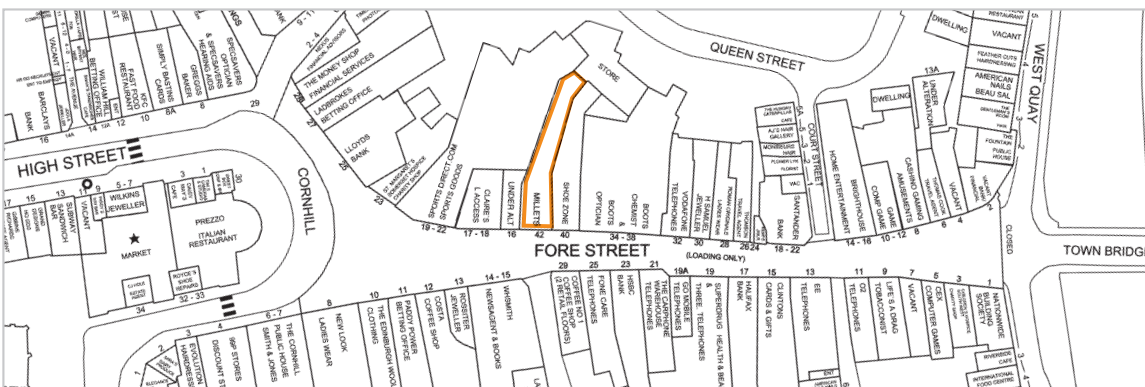
## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Six Week Completion



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