



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Ancillary	438.31 sq m 329.41 sq m	(4,718 sq ft) (3,546 sq ft)	POUNDLAND LIMITED (1)	15 years from 13/05/2005 on a full repairing and insuring lease	£70,000
Total		767.72 sq m	(8,264 sq ft)			£70,000

(1) Poundland Limited has been trading since 1990 in the UK and now operates across over 700 stores in the UK and over 60 stores in the Republic of Ireland (Source: www.poundland.co.uk 02/11/2018).

Key Details

- Let to Poundland Limited
- Town centre location
- Excellent trading position opposite Prezzo and The Cornhill Indoor Market
- Nearby occupiers include Costa Coffee, Prezzo and Sports Direct
- VAT-free investment
- High yielding on Guide Price

Location

Miles: 18 miles south of Weston-super-Mare  
34 miles south-west of Bristol  
Roads: A38, A39, M5  
Rail: Bridgwater Station  
Air: Bristol Airport

Situation

The property is located in a prominent location on the southern side of Cornhill, close to its junction with the pedestrianised Fore Street, Bridgwater's principal retailing thoroughfare. The property is located opposite Prezzo and the Cornhill Indoor Market, with other nearby occupiers including Costa Coffee, WHSmith, The Edinburgh Woollen Mill and Sports Direct, with Boots the Chemist, Superdrug, Iceland and Peacocks also represented close by in the town.

Description

The property comprises a large well-configured ground floor shop with first floor ancillary accommodation. The property benefits from rear loading.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Available from the legal pack at www.acuitus.co.uk.



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