

Primmer Olds B.A.S

FOR SALE

Development opportunity with planning permission

27 EASTOVER, BRIDGWATER, SOMERSET TA6 5AW

KEY FEATURES

- Tenant in Situ on the Ground Floor
 - Immediate Income of £24,000 per annum
- Residential & Commercial Development Potential
 - Full Planning Permission Granted for 9 Apartments and 2 Ground Floor Commercial units
- Planning Application 08/20/00109 (Sedgemoor Borough Council)
- Estimated CIL = Circa £15,482
- Central Town Centre Location



Primmer Olds B.A.S
61 Cromwell Road, Southampton,
Hampshire SO15 2JE

Enquiries: Call us on 023 8022 2292



Call us on 01202 013 015 or 02380 222 292

www.primmeroldsbas.co.uk

27 EASTOVER

DESCRIPTION

Primmer Olds B.A.S are delighted to bring to the market this rare development opportunity in the heart of Bridgwater, Somerset. The site is ideally located in the large historic market town of Bridgwater and offers a short distance to high street shops, banks and popular bars and restaurants. Bridgwater also benefits from having excellent public transport links, including a GWR Railway line, as well as quick access to the M5 motorway. The site is currently tenanted across the ground floor of the building, where the Post Office occupies and has a contract on a Tenancy at Will basis, generating income of £24,000 per annum.

PLANNING

Full Planning Permission (08/20/00109) was granted in October 2020 for change of use of existing storage space to create 1 no. additional retail unit on the ground floor, and 4no. residential (C3) self-contained flats at first floor, with the erection of a second floor extension to create 5no. residential (C3) self-contained flats.

Estimated CIL= £15,482

Intereste parties are advised to make their own enquiries for any planned use or development with the local authority (Sedgemoor Borough Council)

TENURE

The Property is being sold freehold.

TERMS

Offers considered in the region of £500,000 subject to contract for the freehold interest.

EPC

Asset Rating E

RATES

Rateable Value Ground Floor £13,000 | First Floor £6,000

The 2020/2021 standard multiplier is 0.499(49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



VIEWING & FURTHER INFORMATION: CALL 01202 013 015 or 02380 222 292

Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchases or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the



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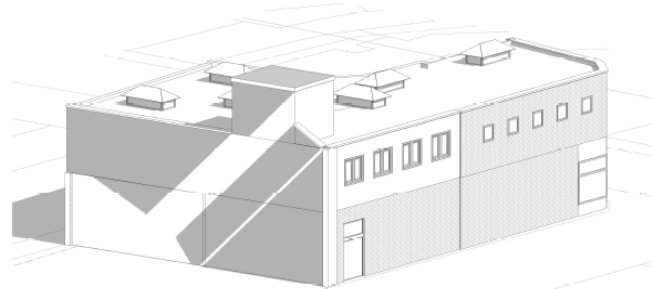
ACCOMMODATION

Commercial Floor Areas	Sq Ft	Sq M
Commercial unit 1	1,179	109.6
Commercial unit 2	1,255	116.7

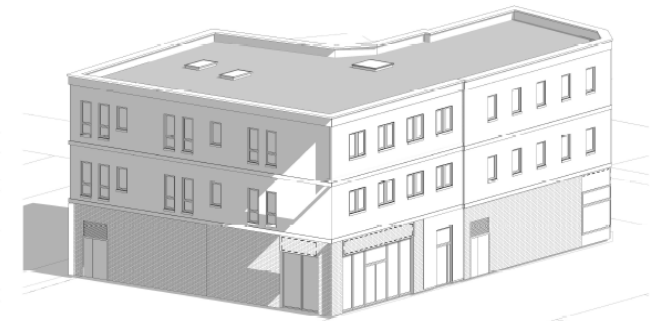
Residential Floor Areas	Bedroom	Sq Ft	Sq M
Plot 1	1	560	52
Plot 2	1	613	57
Plot 3	2	710	66
Plot 4	2	893	83
Plot 5	1	575	53.4
Plot 6	1	624	58
Plot 7	1	466	43.3
Plot 8	1	468	43.5
Plot 9	2	657	61.1

Areas stated are on a Net Internal Area basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition

SITE PLAN



EXISTING ELEVATION



PROPOSED ELEVATION

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