



**177 BRISTOL ROAD**

Bridgwater, TA6 4BG

**POA**

**Tamlyns**

# PROPERTY DESCRIPTION

## Description

Opportunity to acquire fully fitted food processing Industrial Unit, or opportunity to alter. This unit is currently as one unit, opportunity to be split into smaller units if desired. The site benefits from two access points, all mains services, roller door access points, food processing area, chillers, large storage areas, offices, welfare facilities and large secure outside yard.

## Situation

Located in the town of Bridgwater, offering convenient access locally, nationally and internationally.

## The local area\*

1.0 mile – Centre of Bridgwater

2.5 miles – Junction 23 of the M5

37.0 miles – Bristol via the M5

\* Distances are approximate & sourced from Google Maps

## Local Authority

Sedgemoor District Council. | EPC Rating: C.

Tenure: Freehold

TO ARRANGE A VIEWING OR FOR FURTHER  
INFORMATION ON THIS PROPERTY PLEASE CONTACT  
OUR SALES TEAM

**01278 458 241**

[properties@tamlyns.co.uk](mailto:properties@tamlyns.co.uk)





# PROPERTY DESCRIPTION

## Location

Industrial unit is located off the A38/Bristol Road, with easy access to Junction 23 of the M5 Motorway. The site benefits from an alternative access points, off A39 via Boards Road.

## Description

Currently being used as one large unit. Is built of part brick and part steel framed construction with some profile steel cladding, under a cement fibre roof. Internally the site has recently been fitted out with refrigerators and freezers, together with loading bays suitable for a food distribution business. The modern warehousing, the layout of the accommodation and presence of internal divisions, make the building suitable for numerous users.

## Accommodation

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice the floor areas calculated are noted below:

<b>Warehouse/Packaging Facilities</b>	<b>1,115 m<sup>2</sup> (12,000 ft<sup>2</sup>)</b>
<b>Chilled Storage</b>	<b>232 m<sup>2</sup> (2,500 ft<sup>2</sup>)</b>
<b>Offices &amp; Amenities</b>	<b>74 m<sup>2</sup> (800 ft<sup>2</sup>)</b>
<b>Total floor area</b>	<b>1,421 m<sup>2</sup> (15,300 ft<sup>2</sup>)</b>

## Services

Mains three phase electricity, water and drainage are connected to the property. We would advise prospective purchasers/ tenant to make their own enquires.

## Tenure

The property is offered To Let or To Purchase. Prices Available on Application.

## Planning

The prospective Tenant/Purchaser should make their own enquires to the Sedgemoor District Council regarding their proposals and intended use.

## Overage Deed

The site if sold, is subject to an Overage Deed, relating any additional value associated with any alternative use, other than its current use, to be charged at 25% for the next 30 years.

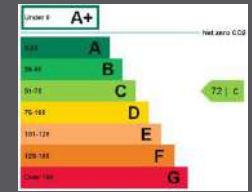
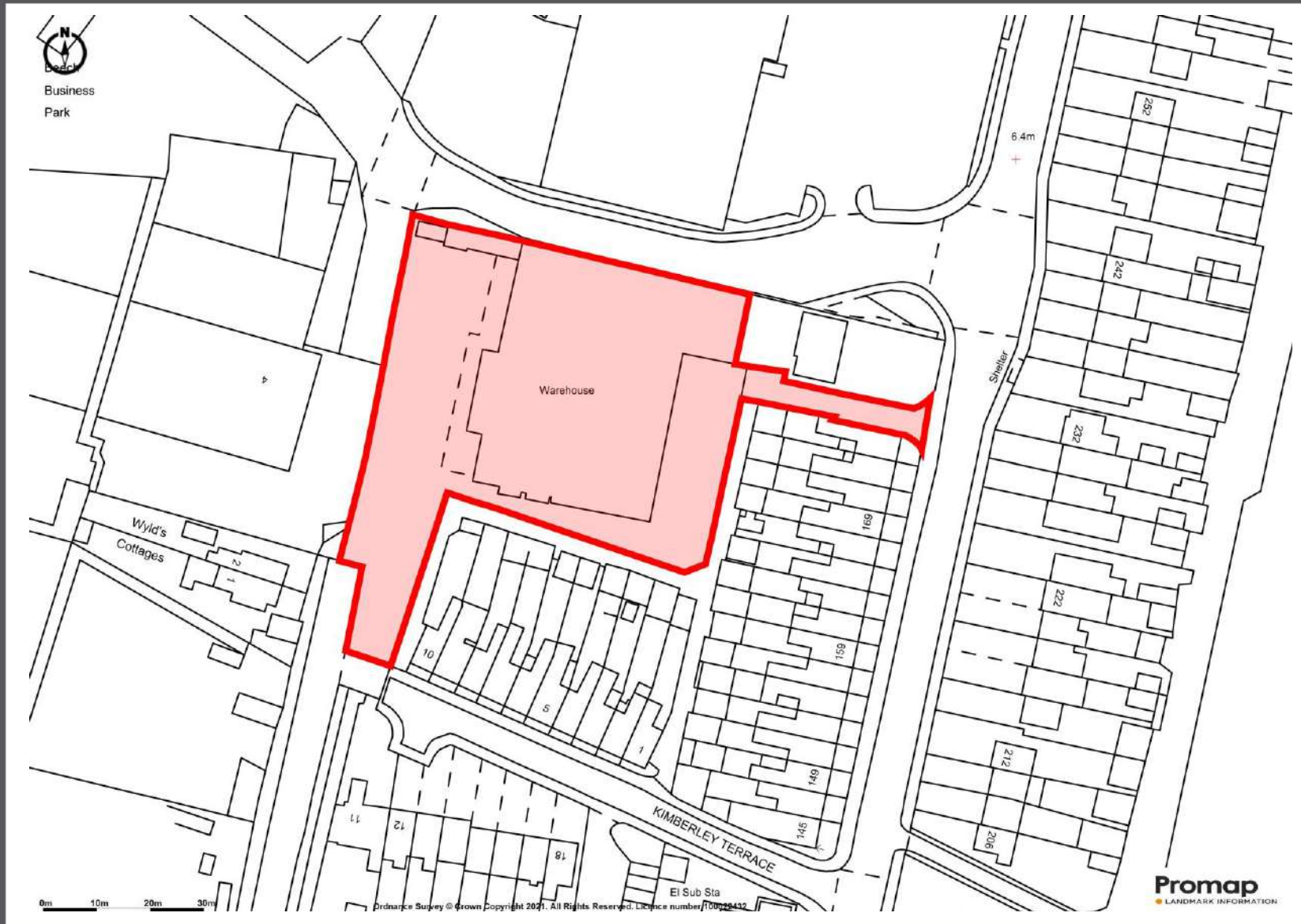
## Viewings

All viewings are strictly by appointment only. Please contact the sole agent, Tamlyns on **01278 458241 (option 1)** or email [agricultural@tamlyns.co.uk](mailto:agricultural@tamlyns.co.uk) to arrange an appointment.

## Asbestos

Under the Control of Asbestos Regulations 2012 (CAR 2012), the owner or Tenant of the property and anyone else who has control over it and/or responsibility for maintaining and repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with CAR is an offence and could adversely affect the value of the property.

# PLAN



## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey – A detailed survey has not been carried out, nor the services applicated and fittings tested.
2. Plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

