



98 Church Street, Highbridge, Somerset TA9 3HR

Fixed Price £8,500



## Commercial Property

- Prominent A38 trading position
- Open plan sales area
- Emergency lighting fitted
- Vacant possession available
- Recently modernised lock up shop
- New wiring throughout premises
- Kitchenette and cloakroom facilities
- Large glazed display frontage
- Fire alarm installed
- Busy Highbridge town centre



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This spacious and recently modernised lock up shop occupies a prominent position on Church Street, one of the main thoroughfares through the centre of Highbridge. Situated on the busy A38, the property benefits from strong levels of passing traffic and excellent visibility, making it an ideal opportunity for a wide range of retail or service based occupiers.

The shop forms part of the ground floor of a mid terraced building and has recently undergone very substantial improvement works. These include a complete refit and redecoration, full re wiring, and the installation of fire alarms and emergency lighting, ensuring the premises are compliant and ready for immediate occupation. Internally, the main sales area measures approximately 8.25m x 4.47m at maximum and is light and welcoming, featuring large double glazed display windows, a suspended ceiling with ample overhead lighting, wooden flooring, and double glazed entrance doors. Two wall mounted heaters provide comfort for year round trading. To the rear of the shop is a kitchenette fitted with a worktop and stainless steel sink with instantaneous water heater.

There is also a cloakroom with a white suite comprising low level WC and hand wash basin. A useful store room provides additional space and houses the meter cupboards, with occasional rear access. Mains electricity, water and drainage are connected. The property is offered leasehold with a new lease to be created, and vacant possession will be provided upon the signing of a lease. The town of Highbridge offers a busy commercial centre with further amenities available in nearby Burnham on Sea.

There is convenient access to the M5 motorway via Junction 22 to the north and Junction 23 to the south, along with a main line railway station within Highbridge. The rent is £8,500 per annum. Viewings are strictly by appointment through the landlords sole agents, Abbott and Frost.



## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantees can be given with respect to planning permission or fitness of purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

THE DATA PROTECTION ACT 1998

Please note that all personal provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent. For further information about the Consumer Protection from Unfair Trading Regulations 2008 see <http://www.legislation.gov.uk/uksi/2008/12277/contents/made>

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