



3 East Quay | Bridgwater | TA6 5AZ

FREEHOLD

£140,000

PROPERTY SUMMARY



AUCTION- Auction Guide Price £140,000 - £150,000. Lot-73

This large freehold mixed-use property is centrally located in Bridgwater and currently produces income from both the ground floor and upper levels. The ground floor is occupied by a barber shop with a tenant in place. Above there is a spacious three-bedroom maisonette arranged over the first and second floors, also tenanted. The basement has been partially renovated and could offer further rental income, subject to all necessary consents being obtainable, there is also a courtyard garden to the rear.

The property is to be offered online by Clive Emson Auctioneer's on 24th July 2025.

To register to bid, view legal documentation or for general enquiries, please contact the auctioneers on 01392 366555 or visit their website cliveemson.co.uk

Commercial

Ground Floor

Front retail/barber shop area, kitchen and separate WC.

Tenancy

Let on a five-year lease from 22nd May 2025 at a current rental of £700 per calendar month.

Residential

Ground Floor

Entrance hall, stairs to first floor and down to basement level.

First Floor

Landing, kitchen/dining room and living room.

Second Floor

Three bedrooms and a family bathroom.

Basement

Several areas with no defined spaces and door to rear garden.

Tenancy

Let on an assured shorthold tenancy agreement at a current rental of £895.00 per calendar month.

Outside

Courtyard garden space and outside WC.



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Purchaser Note

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



