OFFICE

Carter Jonas







TO LET

Mary Street House, Mary Street, Taunton, Somerset, TA1 3NW
SIZE: 445.27 SQ M / (4,793 SQ FT) Net Internal Area

- Three storey Grade II Listed period property with many original features.
- Office accommodation with parking.
- Located on Mary Street (A38) a major arterial road around Taunton town centre.
- Short/flexible licence terms will be considered.

LOCATION

Mary Street House occupies a high-profile position on Mary Street, facing onto the A38 making the premises highly visible.

Nearby occupiers include **Sainsbury's supermarket** and **M&S store**. The town centre is within walking distance including the High Street and Fore Street which are the main shopping areas in Taunton.

CONTACT

Carter Jonas LLP
Blackbrook Park Ave
Taunton
Somerset
TA1 2PX

Stephen Richards
Partner
stephen.richards@carterjonas.co.uk
07968 216596 | 01823 428590

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DESCRIPTION

The commercial premises provides office accommodation over three floors. Consideration will be given to flexible / short-term letting arrangements including different suites over different floors and possibly room by room where practical. Communal kitchens.

The property has potential for alternative uses due to its location on the edge of Taunton town centre, subject to gaining the relevant planning consents. 1 car parking space per suite will be included within the outside asphalt car park. Additional spaces available by separate negotiation.

ACCOMMODATION

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

	Sqm	Sqft
Ground floor		
Suite A		
Board Room	31.38	337.77
Tallford Room	9.20	99.03
Store 1	10.67	114.81
Workshop	7.29	78.47
Store 2	4.56	49.08
Vault	16.43	176.85
Suite B		
Reception	35.93	386.75
Hendford Room	16.26	175.02
Sedgemoor Room	21.18	227.98
Office 1	14.32	154.14

First floor	**Sqm**	**Sqft**
Suite C		
Office 2	37.99	408.92
Office 3	21.64	232.93
Essex Room	12.64	136.06
Office 4	30.28	325.93
Office 5	35.43	381.36
Office 6	13.12	141.22

Second Floor	**Sqm**	**Sqft**
Suite D		
Office 7	17.21	185.25
Office 8	11.09	119.37
Office 9	18.54	199.56
Office 10	27.76	298.81
Store	9.60	103.33

LEASE & RENT

The office suites are available by way of a new licence agreement, on flexible terms to be agreed. The utilities will be charged on a square meterage basis for each suite.

Suite A – Licence fee £8,000 plus VAT.

Suite B – Licence fee £14,000 plus VAT.

Suite C – Licence fee £12,000 plus VAT.

Suite D – Licence fee £5,000 plus VAT.

RATES

The property is currently assessed as a whole site for business rates. Interested parties are advised to satisfy themselves by referring to: https://www.gov.uk/find-business-rates.

EPC

Rated D.

LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

VAT

All figures within these terms are exclusive of VAT where applicable.

SANCTION & ANTI-MONEY LAUNDERING CHECKS

Carter Jonas is required to carry out sanction and AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be required to supply photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

VIEWING & OTHER INFORMATION

For more information contact Stephen Richards:
E: stephen.richards@carterjonas.co.uk
T: 01823 428590 | M: 07968 216596

SUBJECT TO CONTRACT

IMPORTANT INFORMATION
Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

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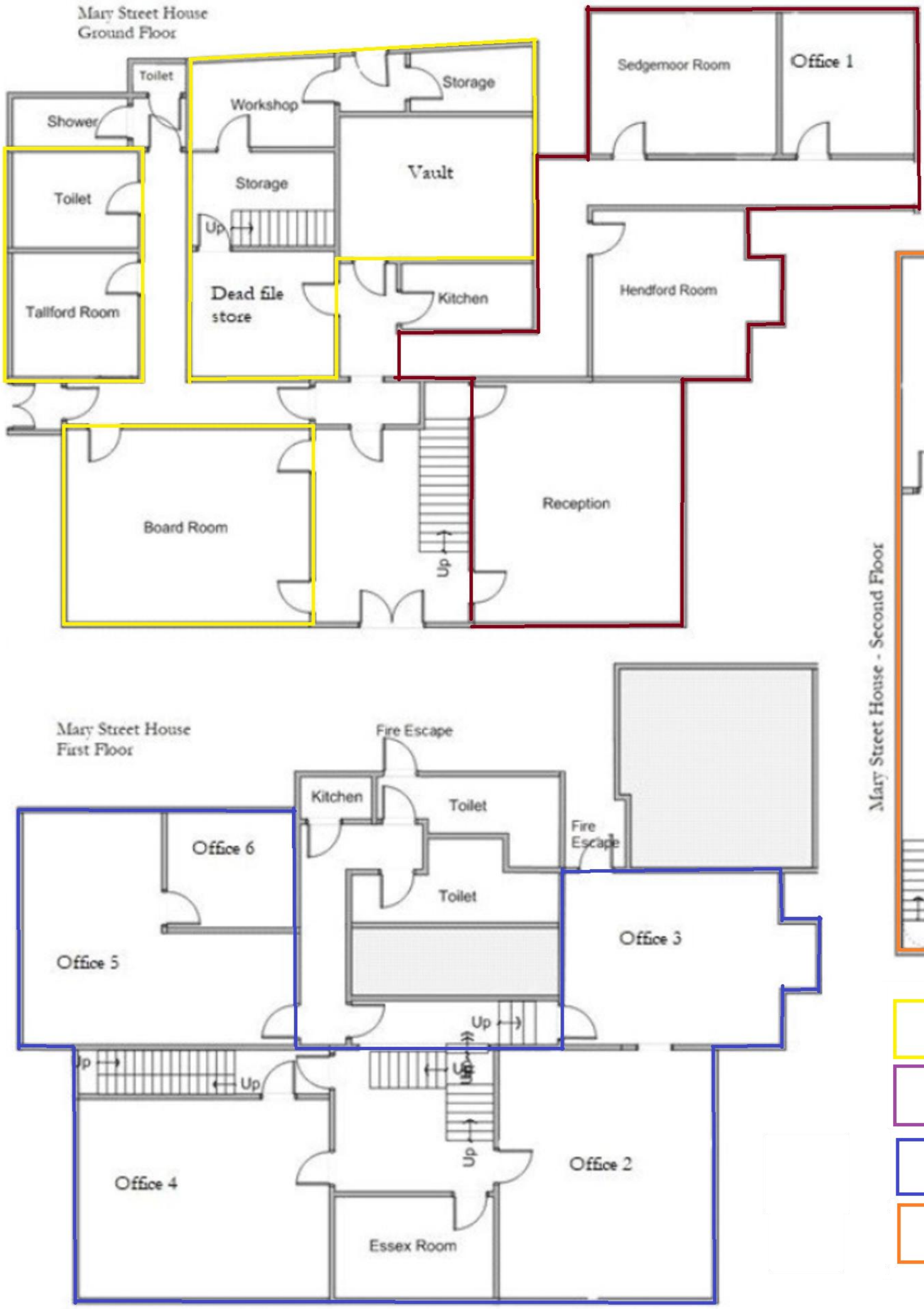




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