

FOR SALE

Carter Jonas



**Essex House
59 Fore Street
Chard
Somerset
TA20 1QA**

**Former doctor's surgery
providing office accom-
modation for sale by
online auction.**

- Two storey former doctor's surgery in High Street location.
- Grade II listed building with commercial opportunities.
- Potential to convert the into residential apartments subject to consents.
- Main road frontage to Chard town centre.

LOCATION

Chard is a small town located in Somerset, approximately 16 miles south of Taunton and 17 miles west of Yeovil.

The premises has a prominent position on Fore Street, which is the main shopping street of the town centre. Nearby retailers include Boots, Holland & Barrett, Specsavers, Superdrug and the British Heart Foundation.

DESCRIPTION

Two storey Grade II listed property with a link to a modern two storey building to the rear.

The premises has previously been used as a doctor's surgery and has potential to be developed with commercial uses at the front with the rear section being converted for a community use or into residential accommodation, subject to gaining the relevant planning consents.

To the rear is a gravelled car park for the premises which can be accessed from Fore Street next to AJ Wakely & Sons or alternatively can be accessed via Essex Road via Boundary Court.

Main Building—Ground Floor

Entrance lobby of 1.73m x 1.34m.
Reception of 8.70m x 6.20m with stairs to first floor.
Waiting room of 3.83m x 3.7m with fireplace.
Disabled WC.
Link with a corridor giving access to office 1 of 12.07m x 3.82m.

First floor

Landing.
WC.
Office 1 of 3.92m x 3.75m.
Second landing with stairs to ground floor.
Office 2 of 3.93m x 3.00m with pedestal wash hand basin.
Office 4 of 4.20m x 2.92m with pedestal wash hand basin.
Kitchen of 4.22m x 2.75m.

New Building—Ground floor

Accessed by an interlinking corridor to the main building with rear access onto the car park.

Room 11 of 4.71m x 2.87m with stainless steel sink.
Room 20 of 3.72m x 2.93m with stainless steel sink.
Room 12 of 4.12m x 3.06m with stainless steel sink.
Room 4 of 3.44m x 2.20m with wall mounted wash hand basin and interconnecting into Room 12.
Computer room of 3.89m x 3.17m.
WC.
Room 1 of 6.21m x 6.18m interconnecting to the treatment room with stainless steel sink unit.
Treatment room of 4.85m x 4.16m with stainless steel sink unit and door to outside rear gardens.
Room 3 of 3.58m x 3.27m with stainless steel sink unit and door to outside rear gardens.
Store of 2.67m x 2.16m.
Room 6 of 2.67m x 2.16m with wall mounted wash hand basin.
Room 7 of 3.72m x 3.12m with stainless steel sink unit.
Room 2 of 2.54m x 2.10m with wall mounted wash hand basin and door to outside rear gardens.
Room 8 of 3.70m x 3.00m with stainless steel sink unit WC.
Room 5 of 4.38m x 3.22m with stainless steel sink unit

First floor

Landing.
WC.
Office 1 of 7.10m x 4.80m.
Store of 4.79m x 4.72m.
Office 2 of 4.70 x 3.89m.
Kitchen of 2.67m x 2.10m.
Conference room of 5.35m x 4.28m.
Office 3 of 4.29m x 3.0m.

Outside

The property has a gravelled car park with parking for 10/12 vehicles, which can be accessed from Fore Street as well as Essex Road.

RATEABLE VALUE

According to the Valuation Office, the rateable value is £24,750. Interested parties are advised to make their own enquiries.

GUIDE PRICE & METHOD OF SALE

The property is offered for sale by online auction with a guide price* of £250,000 with an auction finish time of 12noon on Tuesday 8th December 2026.

The property will be sold subject to a reserve price**. For further information, to register to bid, and review the auction pack, visit www.carterjonas.co.uk/property-auctions

*The guide price is the minimum price at which the seller is prepared to sell at the date of publication.

**The reserve price is the minimum price at which the auctioneer is authorised by the seller to sell the lot at auction. The lot may be sold to the highest bidder at or above the reserve price but the auctioneer is not authorised to sell at a figure below the reserve price. Both the guide price and the reserve price are subject to change.

Potential purchasers should ensure that they register their interest in the property and regularly check for updated information regarding the property, including changes to the guide price.

VIEWING

All viewings should be made through the sole agent, Carter Jonas:

T: 01823 428590 M: 07968 216596

E: Stephen.richards@carterjonas.co.uk

EPC

Rated D.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice.

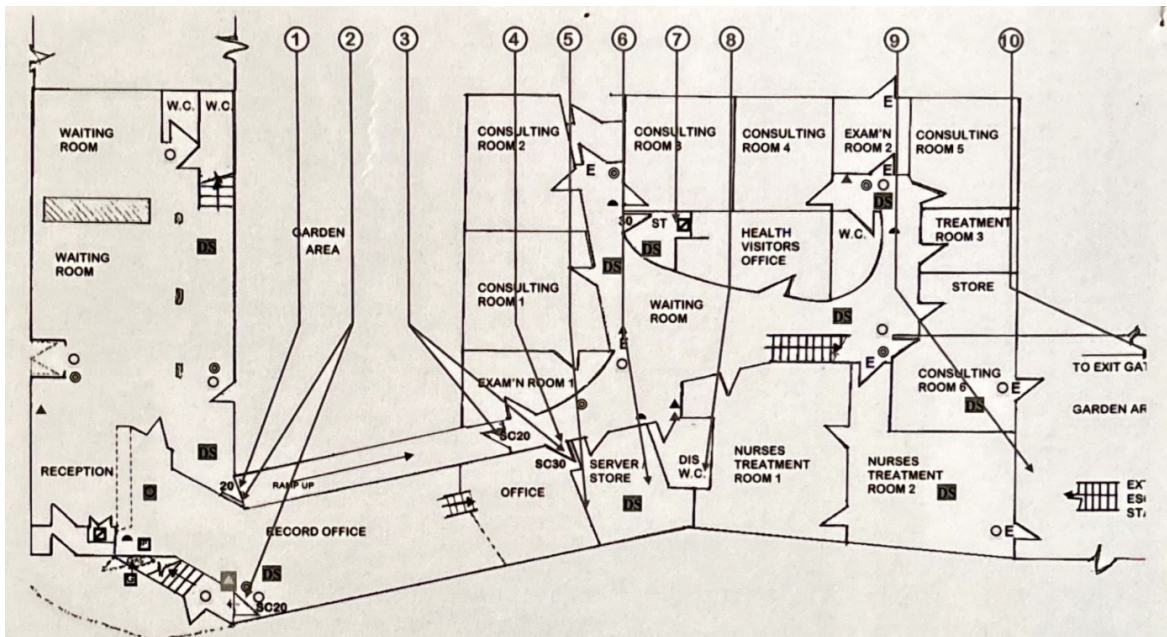
<u>Main Building</u> <u>Ground floor</u>	Sqm	Sqft
Lobby	2.32	24.95
Reception	53.94	580.60
Waiting Room	14.17	152.54
Disabled WC		
Link with corridor	46.11	496.30
<u>First Floor</u>		
Landing		
WC		
Office 1	14.70	158.23
Office 2	11.79	126.91
Office 4	12.26	132.01
Kitchen	11.61	124.91

<u>New Building</u> <u>Ground floor</u>	Sqm	Sqft
Room 11	13.52	145.51
Room 20	10.90	117.37
Room 12	12.61	135.69
Room 4	7.57	81.52
Computer Room	12.33	132.74
WC		
Room 1	38.38	413.12
Treatment Room	20.18	217.21
Room 3	11.71	126.07
Store	5.77	62.11
Room 6	5.77	62.11

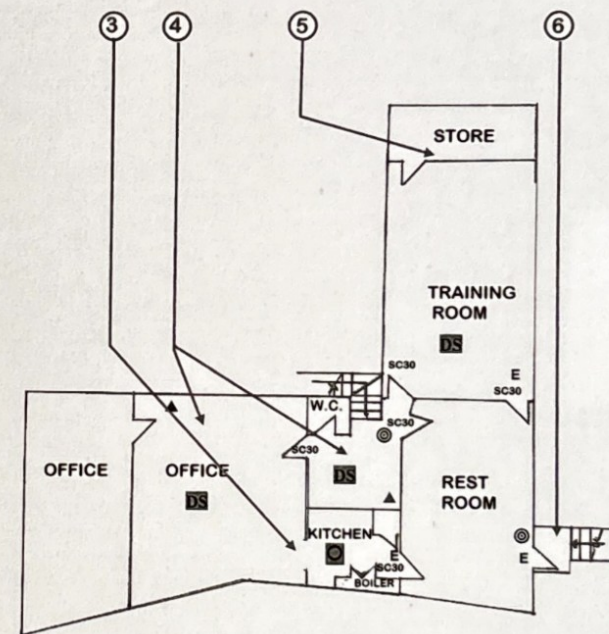
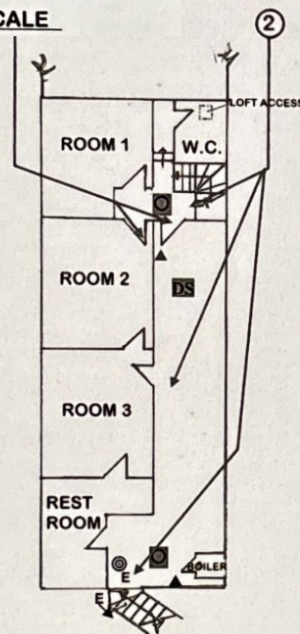
Room 7	11.61	124.97
Room 2	5.33	57.39
Room 8	11.10	119.48
WC		
Room 5	14.10	151.73
<u>First Floor</u>		
Landing		
WC		
Office 1	34.08	366.84
Store	22.61	243.35
Office 2	18.28	196.72
Kitchen	5.61	60.39
Conference Room	22.90	246.51
Office 3		







ESSEX HOUSE MEDICAL CENTRE, FORE STREET, CHARD - GROUND FLOOR - NOT TO SCALE



ESSEX HOUSE MEDICAL CENTRE, FORE STREET, CHARD - FIRST FLOOR AREAS - NOT TO SCALE



FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

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IMPORTANT INFORMATION

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