



FOR SALE & TO LET

4 MIDDLE STREET, TAUNTON, SOMERSET, TA1 1SH

N.I.A OF APPROX. 118.24 SQ M (1,273 SQ FT)

- **Mid-terrace period Grade II listed office building.**
- **Potential to be converted into a residential dwelling, subject to the necessary consents.**
- **Single storey office annexe to the rear with potential to be made self-contained.**
- **Four parking spaces to rear, accessed via Canon Street car park.**

LOCATION

The office is located in the centre of Taunton within walking distance of the town centre. Popular location near to St James Street and the Somerset County Cricket Club.

CONTACT

Carter Jonas LLP

Quad 4000, Blackbrook Park Avenue,
Taunton, Somerset, TA1 2PX

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Stephen Richards

Partner

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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

4 MIDDLE STREET TAUNTON

DESCRIPTION

Ground floor:-

Entrance via original front door into an entrance lobby. Glazed door into hall. Office 1 of 3.56m x 5.05m with range of built-in cupboards, shelving and alcoves. Office 2 of 2.72m x 4.36m with a range of built-in shelving, alcoves and cupboard plus French glazed door to rear gardens. Rear hall with built-in cupboard. Kitchen. Ladies and gents WC. Office 3 of 6.20m x 2.80m with kitchenette and stainless sink unit with cupboards below. Office 4 of 2.69m x 1.19m with door leading out into gardens.

First floor:-

Landing with window to rear overlooking the gardens. Office 5 of 4.86m x 5.18m with open cast iron fireplace, marble surround and mantle plus a range of built-in cupboards and shelving in alcove. Office 6 of 4.36m x 2.93m with built-in cupboards and shelving in alcove.

Second floor:-

Landing. Office 7 of 4.87m x 3.63m with built-in cupboard (3.68m x 4.46m) with shelving that could be removed if required. Office 8 of 3.88m x 3.15m with limited eave height in part and dormer window overlooking the rear gardens and Canon Street car park.

Outside:-

Rear gardens with pathway and steps leading up to concrete car park with parking for 4 vehicles in tandem, accessed from Canon Street car park.

BUSINESS RATES

According to the Valuation Office website, the premises are assessed as the following:

Rateable value: £14,000.

For verification purposes, interested parties are advised to make their own enquiries on www.voa.gov.uk.

ACCOMMODATION

All measurements approximate.

	Sq M	Sq Ft
Ground floor		
Entrance lobby		
Hall		
Office 1	17.98	194
Office 2	11.86	128
Rear hall		
Kitchen		
Ladies & Gents WC		
Office 3	17.36	187
Office 4	3.20	34
First floor		
Landing		
Office 5	25.17	271
Office 6	12.77	137
Second floor		
Office 7	17.68	190
Office 8	12.22	132
Total	118.24	1,273

EPC

EPC rated E.

GUIDE PRICE & TENURE

The freehold is offered for sale by private treaty at a guide price of £275,000.

Alternatively, the property is offered to let at a quoting rent of £12,000 per annum on a new lease with flexible terms to be agreed.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

Strictly via the sole agents:

Stephen Richards

T: 01823 428 590 | M: 07968 216 596

E: Stephen.richards@carterjonas.co.uk

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