



TO LET

Ground & First Floor Period Offices

Prestigious Period Offices (113.6m² / 1,222ft²)

Queen Adelaide House, 16 King Square, Bridgwater, Somerset TA6 3DG

£12,500 PAX





DESCRIPTION

This attractive ground and first floor office suite is located within an imposing Grade II* Listed Georgian property, prominently positioned on King Square in central Bridgwater.

King Square is an established and desirable location, comprising a blend of high-quality residential conversions and professionally occupied offices. Nearby occupiers include accountancy firms, dental surgeries, hairdressers, the Nelson Trust, and the Fox King Dance Academy.

Directly opposite the property on the north side of King Square is Bridgwater House – one of the key Customer Service Points for the recently formed Somerset Council.

Bridgwater is well connected, situated just 11 miles north-east of Taunton and 30 miles south-west of Bristol. The town benefits from excellent road links via the A38 and A39, with Junctions 23 and 24 of the M5 motorway easily accessible from the town centre.

Bridgwater Railway Station is only 0.7 miles from the property, offering regular services to both Bristol and Exeter via the national rail network.

ACCOMMODATION

Ground Floor:

Entrance Lobby, leading in to a shared Entrance Hall

Front Reception 25m² (269ft²)

Rear Office 19.3m² (208ft²)

Kitchenette 8.2m² (88ft²)

Half Landing:

Kitchenette & WC 8.9m² (96ft²)

First Floor:

Front Office 33.6 m² (362ft²)

Rear Office 18.6 m² (200ft²)

SERVICES

Mains electricity, gas, water and drainage are connected to the property. Telephone lines available for connection subject to BT Regulations.

The services are supplied to the property by way of shared meters and so utility bills will be on charged accordingly.

(We confirm that we have not tested any of the service installations and any Tenant must satisfy themselves independently as to the state and condition of such items.)

EPC

The offices has an Energy Performance rating of D99 - a copy can be made available on request.

OUTGOINGS

We are aware the current rateable value is £13,250.

Relief from Business Rates may apply, subject to status; where the rateable value is less than £12,000, 100% relief applies and tapered relief from 100% to 0% where between £12,000-£15,000.

SERVICE CHARGE

A service charge is payable for the proportional area of occupation, including external decoration and maintenance and repair liability, electricity, water, gas, communal fire protection and communal cleaning.

BUILDINGS INSURANCE

The property is insured under the Landlord's policy and the Tenant to reimburse the Landlord for the proportional premium payable, based on a 40% contribution.

TENURE & TERMS

The property is offered To Let by way of a new Internal Repairing and Insuring Lease for a term to be agreed. Shorter term Licence agreements may be considered.

The Ground and First Floor could be separated and further information regarding this can be provided on request.

RENT

The offices are available at £12,500 per annum, exclusive.

Further information can be supplied about rents if the offices were to be split to Ground and First floor.

VAT

No VAT is to be charged on the rent.

DEPOSIT

A deposit equivalent to three month's rent or three years audited accounts will be required.

LEGAL COSTS

The prospective Tenant is to be responsible for the Landlord's reasonable legal costs.

ANTI MONEY LAUNDERING

The prospective Tenant will be required to provide relevant photo ID and proof of address documents to comply with current regulations.

PLANNING

The prospective Tenant should make their own enquires to the Planning department regarding their proposals and intended use.

RICS CODE OF PRACTICE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before entering into a business agreement.

The Code is available through professional institutions and trade associations.

ASBESTOS

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Lyndon Brett Partnership and accordingly we recommend you obtain advice from a specialist source.

IMPORTANT NOTICE

These particulars are believed to be correct at the time of preparation but their accuracy is not guaranteed and do not form part of any contract

