



**TO LET**

## Ground Floor Period Office

Prestigious Period Offices - 42.5m<sup>2</sup> (565ft<sup>2</sup>)

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

£6,000 Per Annum





## DESCRIPTION

The Ground Floor office suite is situated within an imposing Grade II\* Listed Georgian building, situated on King Square.

King Square is now established as a mix of residential conversions and professionally occupied offices.

Neighbouring occupiers include; Accountants, Dentists, Hairdressers, Nelson Trust and Fox King Dance Academy.

The property is situated in the heart of Bridgwater, just 11 miles north east of Taunton and 30 miles south west of Bristol, with good road links via A38, A39 and M5 with Junction 23 and 24 easily accessible from the town centre.

The property is just 0.7 miles from Bridgwater Railway Station with rail network links to Bristol and Exeter.

## ACCOMMODATION

### Ground Floor:

Entrance Lobby, leading in to the shared Entrance Hall with staircase. First floor offices are accessible from the shared hallway.

Front Reception 25m<sup>2</sup> (269ft<sup>2</sup>)

Rear Office 9.3m<sup>2</sup> (208ft<sup>2</sup>)

Kitchenette 8.2m<sup>2</sup> (88ft<sup>2</sup>)

*Shared WC on first floor landing.*

## 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 Energy Performance rating is D99. A copy can be made available on request.

## RATES

The current rateable value for the property is £13,250 which includes the ground and first floor. The property will need to be reassessed should the floors be let independently.

*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 will be 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.

## 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 agreement may be considered.

The Ground Floor offices are being offered independently to the rest of the building but first floor office space is also available, if additional space is required. More information can be provided on request.

## RENT

The Ground Floor is available at £6,000 per annum, exclusive.

Further information can be supplied about the rent if both Ground and First Floor is taken collectively.



## VAT

VAT is not applicable.

## 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

A prospective Tenant will be required to provide relevant photo ID and proof of address 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.