



**TO LET**

## Period Office Building

Refurbished Office Building - 93m<sup>2</sup> (1,000ft<sup>2</sup>)  
24 Angel Crescent, Bridgwater, Somerset TA6 3EW  
£16,000 Per Annum







## LOCATION



A38, A39, M5 (Junctions 23 & 24)



0.8 miles west of Bridgwater Railway Station



25 miles south-west of Bristol Airport



11 miles north-east of Taunton

15 miles west of Glastonbury

30 miles south-west of Bristol

## DESCRIPTION

A period office building situated in the highly sought after Angel Crescent, an attractive Victorian terrace accommodating a diverse mix of established businesses, including hairdressers, electricians, beauty salons, haberdashery, solicitors and financial advisers.

Angel Crescent offers convenient access to Angel Place Shopping Centre and its car park, the High Street, and the new cinema, bowling alley and restaurant complex at Northgate. The area has also benefitted from recent public realm enhancements delivered as part of the Celebration Mile project.

The property had previously been refurbished throughout to modernise the internal finishings of the building, providing suitable accommodation for a variety of business occupiers.

## ACCOMMODATION

The building comprises;

### Ground Floor

Front Office inc. Entrance Porch	(182.92ft <sup>2</sup> )
Back Office	(118.36ft <sup>2</sup> )

*Plus WC and corridor leading to rear door*

### First Floor

Front Office	(182.92ft <sup>2</sup> )
Back Office	(182.92ft <sup>2</sup> )

*Plus Storage Cupboard*

### Second Floor

Front Office	(182.92ft <sup>2</sup> )
Rear Office	(43.04ft <sup>2</sup> )

*Plus WC and Kitchenette areas*

The property benefits from rear access from Castle Moat and comes with 2 No. car parking spaces.

## SERVICES

Mains electricity, water and drainage are connected to the property.

Telephone lines available for connection subject to BT Regulations.

*(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 E121. A copy can be made available on request.

## RATES

The current rateable value for the property is £8,900 as per the April 2023 assessment. We are aware this is set to increase to £11,750 based on the April 2026 assessment.

*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

The Tenant will be responsible for all services, utilities, repairs and maintenance of the building.

A prospective Tenant will also be responsible for contributing towards the maintenance of Angel Crescent, managed by Angel Crescent Management Ltd, who deal with the general maintenance of the common areas associated with the whole of Angel Crescent i.e. car parking areas. The current charge is £240 per quarter - subject to review annually.

## BUILDINGS INSURANCE

The property is insured under the Landlord's policy and the Tenant will be required to reimburse the Landlord for the premium payable. Current premium is £500 - subject to review annually on policy renewal.

## TENURE & TERMS

The property is offered To Let by way of a new Full Repairing and Insuring Lease for a term to be agreed.

## RENT

The property is available at £16,000 per annum, exclusive.

## VAT

VAT is not applicable.

## DEPOSIT

A deposit equivalent to three month's rent 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.

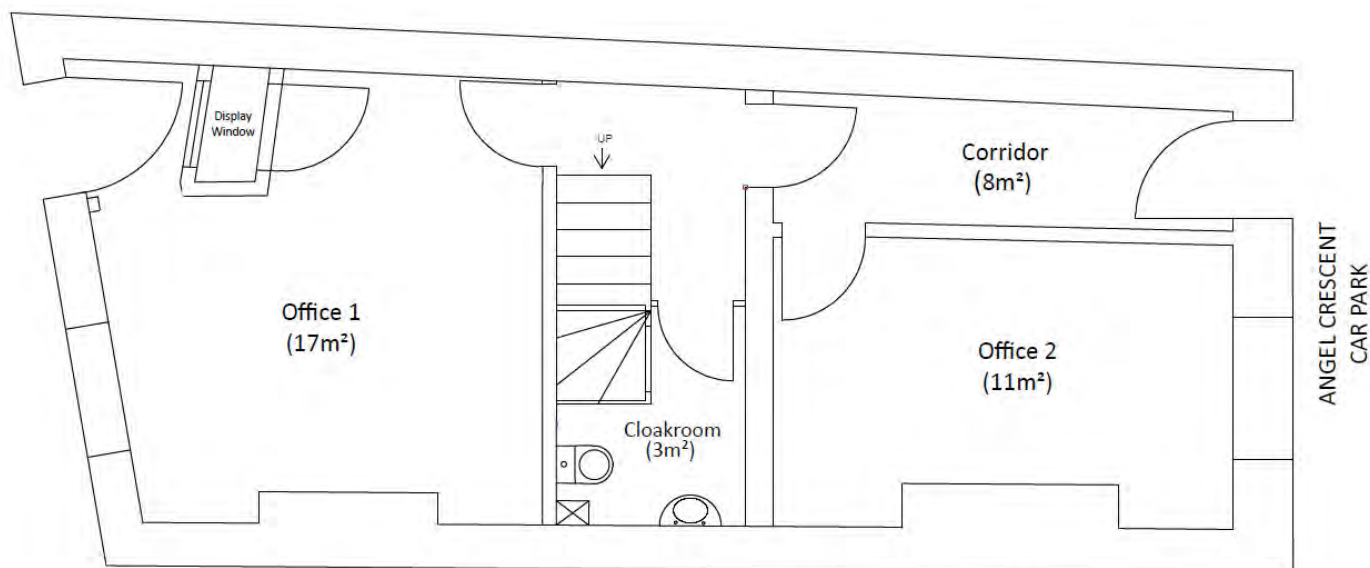
## ASBESTOS

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.

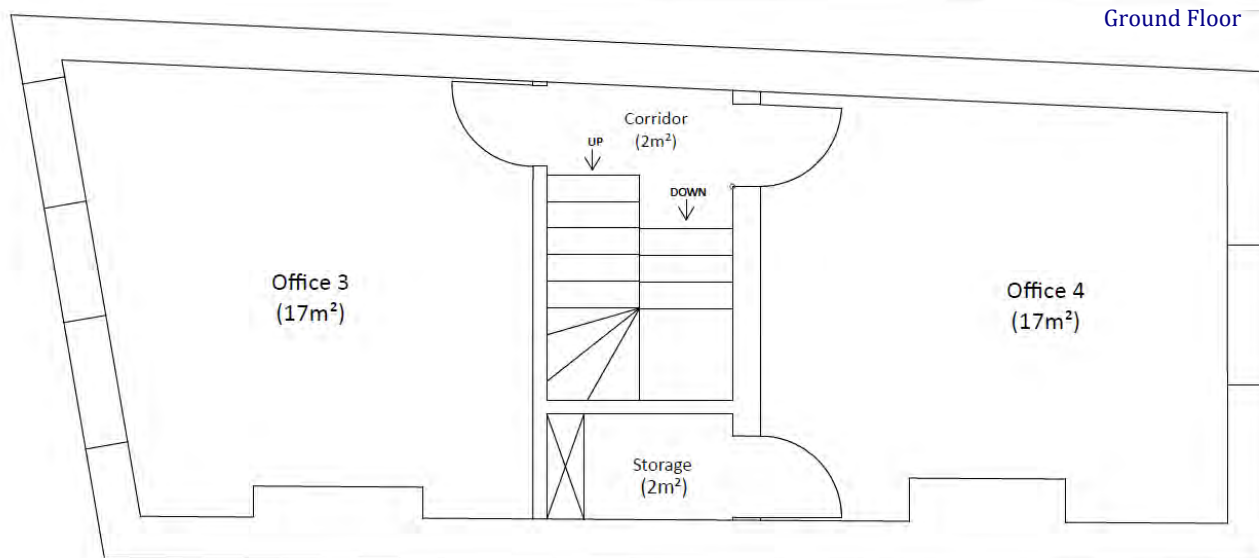
## IMPORTANT NOTICE

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.

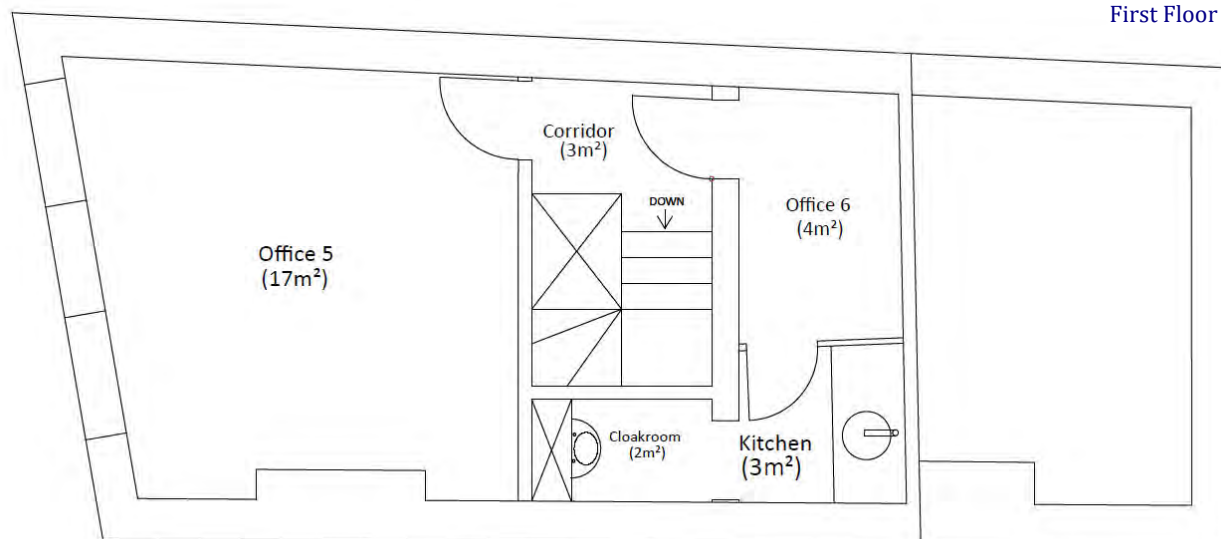




Ground Floor



First Floor



Second Floor