



## TO LET

## OFFICE BUILDING

26 Angel Crescent, Bridgwater TA6 3EW  
£12,800 Per Annum, Exclusive



## DESCRIPTION

A period office building set within the prestigious area of Angel Crescent, in the heart of Bridgwater Town Centre, due to be available as of October 2026.

Angel Crescent has a diverse mix of established businesses, including hairdressers, haberdashery, beauty salons, podiatrist, 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.

## ACCOMMODATION

The office building offers 1,073 sq. ft of office accommodation, split as follows;

**Ground Floor** (364ft<sup>2</sup>)

Entrance, reception office, kitchenette and rear office

**First Floor** (356ft<sup>2</sup>)

2 No. offices plus storage cupboard and WC

**Second Floor** (352ft<sup>2</sup>)

Front office and rear storage area

The property benefits from rear door access and is available with 4 No. car parking spaces, subject to an additional rent of £800 per annum, per space.

## SERVICES

Mains electricity, gas, 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 D79. A copy can be made available on request.

## RATES

The current rateable value for the property is £14,250 as of April 2026.

*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 be responsible for contributing towards the maintenance of Angel Crescent, managed and run by Angel Crescent Management Ltd, who deal with the general maintenance of the common areas associated with the whole of Angel Crescent. The current charge is £260 per quarter.

## BUILDINGS INSURANCE

The property is insured under the Landlord's policy and the Tenant will be required to reimburse the Landlord for the proportional premium payable.

## 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 £12,800 per annum, exclusive.

## VAT

VAT is not applicable.

## DEPOSIT

A deposit equivalent to three months' 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 enquiries 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.

## LOCATION



A38, A39, M5 (Junctions 23 & 24)



0.7 miles west of Bridgwater Railway Station



25 miles south-west of Bristol Airport

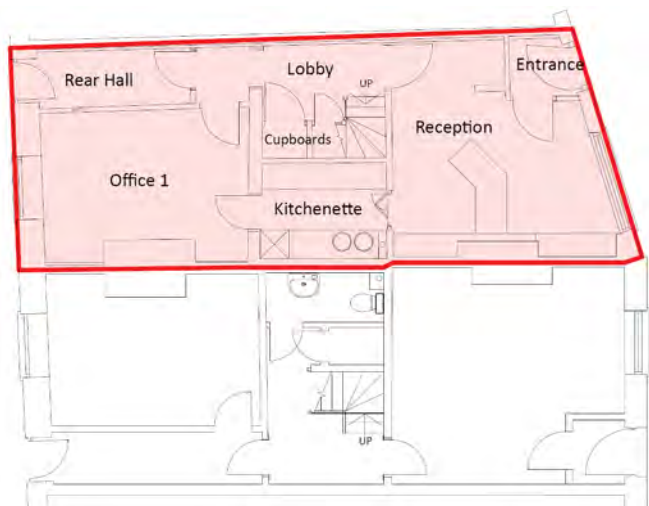


11 miles north-east of Taunton

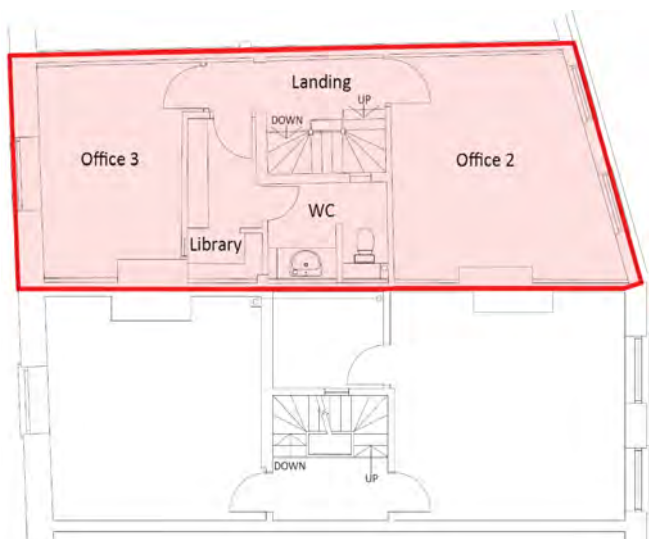
15 miles west of Glastonbury

30 miles south-west of Bristol

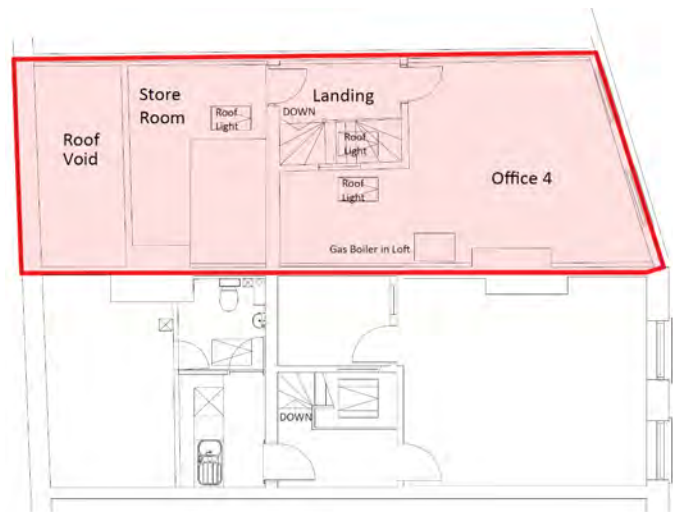




Ground Floor



First Floor



Second Floor

