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Viewing strictly by appointment through the Agent

**12 KINGS SQUARE
BRIDGWATER
SOMERSET
TA6 3DG**

AN IMPORTANT GEORGIAN GRADE II* LISTED PERIOD BUILDING WITH EXISTING USE FOR OFFICES AND WITH POTENTIAL FOR RESIDENTIAL USE

IN NEED OF REFURBISHMENT

A RARE OPPORTUNITY TO RESTORE AN IMPORTANT LANDMARK BUILDING AND POSSIBLY THE LAST REMAINING UNRESTORED PROPERTY IN KING SQUARE.

FOR SALE



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LOCATION

The property is situated in the finest location within the centre of the historic town of Bridgwater being one of the original terraces flanking King Square during the period 1807 to 1830. King Square was built on the site of the original Bridgwater Castle and comprise large Georgian houses arranged around an original walled and landscaped garden.

Over time many of these buildings were converted to office use but in recent years there has been a general trend towards returning the buildings to their original residential use and indeed the two properties flanking no.12 have been converted to houses.

Bridgwater itself is a historic market town expanding rapidly in commercial importance with substantial expansion on the outskirts which are expanding its prosperity. Recent developments include the regional livestock market and the Avon & Somerset Police Headquarters. Bridgwater benefits from excellent access to the M5 motorway at junctions 23 and 24 and the A38 trunk road leading to Bristol approximately 35 miles to the north and Taunton 10 miles to the south.

As well as public car parks within the town centre there is on-street car parking within King Square itself, and private car parking at the rear of the property.

DESCRIPTION

The property offers a very rare opportunity to undertake a full renovation one of the landmark Georgian buildings in the locality, and in the most prestigious location within Bridgwater.

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The property dates from the early 1800;s and is Grade II* listed as part of a group including no.10 – 14 King Square.



The property is relatively original in its internal layout, although some partition walls have been added during the period of its occupation for office purposes, and an extension has been added to the ground floor.

It retains a wealth of original features with a number of stunning fireplaces, a beautiful original staircase, large sash windows and original cornicing, doors and architraves.

Particularly the upper floors have remained untouched for decades.

Some re-decoration and tidying of the building have commenced recently, we believe new services have been connected however re-wiring, plumbing and heating are required.

With relatively minor refurbishment the property could be returned to use as offices or with more extensive refurbishment and alteration, a stunning town house residence could be created.

The accommodation is arranged on four principal floors and a large basement.

The property has a Mansard tiled roof behind a parapets and is constructed of local brick with an imposing entrance approached by way of steps from the pavement with railings and a paved light well to the frontage.

Within the property the accommodation comprises the following:-



Ground floor

Original panelled front door with fan light above opening into a large entrance hallway with inner door into a further hallway with stairs to the upper floors and to the basement. Door into the Front principal room (currently sub-divided) with two sash windows to the frontage, impressive marble fireplace and cornicing (16'6" x 17'3") overall; inter-connecting door to Rear Office (14'9" x 13'2") with original fireplace and extension area (10'6" x 13'7") with sash window and stainless steel sink unit with base cupboard and further cupboards with worktop; half flight of stairs down to kitchen/staff rooms (16'3" x 10'2") with modern entrance door from the rear, windows to the side, cupboard and incoming water supply.

Basement

An impressive original basement area with flooring of either flagstones or brick, and comprising several areas comprising vaulted store (9'3" x 4") with incoming gas supply, front store room (15'10" x 16'3") with original kitchen fireplace, rear store room (12'6" x 14'11") and 11' x 11' with a further original fireplace and copper/boiler. Understairs cupboard.

First floor

Half landing on staircase with W.C principal front Drawing Room/Office (23'1" x 16'8") comprising the full width of the building with an impressive ceiling height of 12'2" original cornicing superb ornate fireplace, full height sash windows and superb proportions. Door into Rear Room (currently sub-divided) (13'8" x 15'4") with fireplace with ornate mantel, original sash window to the rear.

Second floor

Front Room 1 (16'9" x 13'11") with sash window and inter-connecting door with Front Room 2 (8'9" x 13'3") also with sash window; Rear Room (15'9" x 13'5") also with sash window; staircase with window to the rear leading to;

Third floor

Front Room 1 (15'9" x 11'5"); Room 2 (11'5" x 12'5") with windows overlooking King Square and Rear Room (15'11" x 13'2"). Loft hatch access to front and rear.

SERVICES

All main services are connected but have not been tested.

ACCOMMODATION (all measurements are approximate net internal)

Ground floor	699sqft
Ground floor rear	165sqft
Basement	614sqft
First floor	595sqft
Second floor	556sqft
Third floor	531sqft
Total	3,160sqft (293.5 m ²)

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RATES

Current rateable value as offices	£13,750	2015/2016
Rates payable	£ 6,778.75	2015/2016

TOWN PLANNING

We understand that the building is Grade II* listed.

It has established use for B1 office purposes.

We understand that there were recent planning applications for change of use into a day centre with physical changes including the construction of a rear extension with lift giving access to the upper floors.

Applicants are strongly advised to obtain full information from Sedgemoor District Council regarding the planning status of the building and any proposed changes of use to it particularly given its sensitive Listed status.

PRICE

The property is for sale freehold with a guide price of £325,000.

LEGAL COSTS

Each party will be responsible for their own legal costs.

Applicants are strongly advised to arrange a viewing of this impressive building in order to appreciate its full character and potential by arrangement with the sole agents Cluff Commercial.

Ref.: CAC / O 1590 14th January 2016