



Town Centre Office Suites
TO LET



11 CORNHILL, BRIDGWATER, SOMERSET, TA6 3BU.

- Prominent Town Centre location.
- Office Suites from 315 sq ft to 2,380 sq ft.
- Available on flexible lease terms from 6 months to 3 years.

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LOCATION – Cornhill occupies a prime town centre location, amongst a cluster of high street retailers, cafes as well as licensed bar and restaurant occupiers. Cornhill is adjacent to Fore Street, a pedestrian trading location within the town centre and the location of multiple national occupiers.

The town centre of Bridgwater is less than 2 miles from J24 of the M5 Motorway, which links with Taunton to the south and Bristol to the north.

Bridgwater has a growing population presently approaching 45,000, boasting a thriving town centre and offering a pleasant working environment. The development of Hinkley Point C has boosted the local economy and increased growth within the town and the surrounding areas.

DESCRIPTION – Situated within a Grade II listed property, the offices are situated on three floors above Paddy Power Betting Shop having access from a shared entrance lobby and staircase from Cornhill. There is also a rear access from George Street.

The accommodation has central heating, carpeting, and many period features and is available as whole or by individual floors. There are kitchenette facilities on all three floors and WC facilities on the first and third floors. There are two parking spaces, one to be allocated to a letting of a whole floor on a first come basis.

ACCOMMODATION – Floor areas:-

First Floor:

Offices – 789 sq ft **Rent £5,000 per annum.**

Second Floor:

Offices – 445 sq ft to 757 sq ft **Rent on application.**

Third Floor:

Offices – 835 sq ft **Rent £3,500 per annum.**

BUSINESS RATES – The 2017 Rateable Valuation is as follows:

First Floor Offices – £4,650 per annum.

Second Floor Offices – £670 and £910 per annum.

Third Floor Offices – £2,200 per annum.

Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupation may trigger an adjustment in the rating assessment.

TERMS – The offices are available to let by way of new flexible tenancies for a term from 6 months up to 3 years, on internal repairing and insuring terms.

A Service Charge is payable in respect of shared items, heating, water, etc.

LEGAL COSTS – The new tenant will be responsible for a contribution towards the landlord's reasonable legal costs incurred.

VIEWINGS – Please contact:

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These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.