



Self contained Offices with parking

**FOR SALE or TO LET**



**22 The Crescent, Taunton, Somerset, TA1 4EB.**

- Town centre office building with two parking spaces.
- Grade II listed period property.
- Total Office Accommodation – 891 sq ft / 82.78 sq m.
- Potential for Residential Conversion (subject to planning)
- Rent: £12,500 per annum.
- Freehold Guide Price £215,000.

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## LOCATION

The property is located in an exclusive location within the stunning Crescent in Taunton Town centre with its grand Georgian offices and houses.

It overlooks the lawned area adjacent to County Hall, and is close to Vivary Park and Goodland Gardens, and within a short walk of High Street and the town centre.

There is parking at the rear of the property, on street in The Crescent and in the Crescent public car park.

## DESCRIPTION

The property is a very attractive period Grade II Listed former house arranged on 3 floors, being of rendered and painted brick construction under a pitched tiled roof.

The building has been in office use for many years but would likewise lend itself to conversion into a house, in keeping with its original purpose. Several other properties in The Crescent are undergoing conversion to residential at the present time.

The front elevation incorporates a double bay frontage with sash windows either side of the central doorway with timber entrance door and fan-light above.

Internally, the front door opens into a hallway on the ground floor with an office either side, each having sash windows into the bay, radiators, and built-in cupboards. From the hallway is a WC with washbasin and window to rear.

Stairs lead down to the lower ground floor with a door and level access out to the courtyard/car park. From the hallway there is a room to either side, both with windows overlooking the courtyard with shutters. There is a cellar store off the hallway. The central heating boiler is located in the lower ground floor.

The first floor has stairs from the main hallway, with a kitchenette and WC off the landing and window to rear.

The two offices each have a window to the front, carpeting, radiators and shelving or cupboards.

The property has the benefit of gas fired central heating by way of a Dimplex boiler situated in the lower ground floor.

To the rear of the property is a courtyard with capacity for two parking spaces.

## ACCOMMODATION

The internal floor areas are as follows:

### Ground floor

Room 1	120 sq ft	11.14 sq m
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Room 2	177 sq ft	16.44 sq m
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### Lower Ground Floor

Room 1	142 sq ft	13.19 sq m
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Room 2	165 sq ft	15.33 sq m
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### First Floor

Room 1	152 sq ft	14.12 sq m
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Room 2	<u>135 sq ft</u>	<u>12.54 sq m</u>
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Overall Total	<b>891 sq ft</b>	<b>82.78 sq m</b>
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## BUSINESS RATES

Rateable Value is £8,700. 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 property is available via a new lease at an annual rent of **£12,500** per annum. Suitable alternative uses will be considered, subject to planning.

## GUIDE PRICE

Freehold interest at a guide price of **£215,000**.

## VAT

No VAT is payable.

## EPC

A recently expired EPC rating of E112. A new EPC has been commissioned.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

## CONTACT

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LOCATION PLAN -



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