



INVESTMENT / OWNER OCCUPIER /
REDEVELOPMENT OPPORTUNITY

FREEHOLD FOR SALE



8 Hammet Street, Taunton, Somerset, TA1 1RZ

- Prime town centre professional office location.
- Grade II* Listed Georgian building.
- Consent for conversion to four flats.
- Part income-producing with tenant interest in renewal.
- Accommodation: 2,704 sq ft / 251.20 sq m.
- Guide Price: £295,000.

Tony Mc Donnell

07771 182608

tony@cluff.co.uk

Chris Cluff

07802 385746

chris@cluff.co.uk

Duncan Brown

01823 334455

duncan.brown@gth.net



LOCATION

Prominently situated at the junction of Hammet Street and Church Square, this iconic building lies within Taunton's premier professional quarter. The Georgian streetscape leads directly to the landmark St Mary Magdalene Church.

Nearby amenities include:

- Canon Street and Whirligig Lane public car parks
- Fore Street retail and dining
- Somerset County Cricket Ground
- On-street metered parking adjacent

DESCRIPTION

Built circa 1780, and in the same family ownership for approximately 125 years, this striking Grade II* three-storey corner property features classic Georgian architecture, including:

- Brick construction with tiled roof.
- Elegant internal period detailing including original sash windows, fireplaces, and grand staircase
- Originally built as a residence. For many years used as offices, including solicitors / architects / counsellors and other thriving businesses.

Internal layout:

- WC and kitchenette facilities on each floor.
- Electric off-peak heating. Understand may be eligible for the Boiler Upgrade Scheme.
- Separate electric metering to each floor.
- No gas currently connected (available in street).
- No on-site parking; ample public provision nearby.

Planning Consent:

Listed Building Consent granted for conversion into 4 residential flats – Planning consent pending on phosphate resolution only. An attractive opportunity for developers or investors.

ACCOMMODATION

Floor	Description	Area (sq ft)
Ground Floor	5 rooms + ancillary areas	937 sq ft
First Floor	5 rooms + WC	886 sq ft
Second Floor	4 rooms + WC	<u>881 sq ft</u>
Total		2,704 sq ft

TENANCY DETAILS

- Ground Floor: Let to Jackson-Stops (estate agency). Lease expires Nov 2025. Renewal discussions ongoing. (Details on application.)
- Second Floor: One large office let to Court Design. Lease also expires Nov 2025.

Option to acquire with tenants in situ or with vacant possession.

ENERGY PERFORMANCE CERTIFICATES

Ground Floor: G196
First Floor: F146
Second Floor: G174

BUSINESS RATES

Currently assessed as offices in various configurations. Details available from VOA website. Interested parties should make their own enquiries with the local authority to ascertain the rates payable.

EPC Rating

Ground Floor – G 196 / First Floor – F 146 / Second Floor – G 174.

GUIDE PRICE

£295,000 for the freehold interest, subject to contract.

LEGAL COSTS

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

VAT

Not VAT registered.



CONTACT

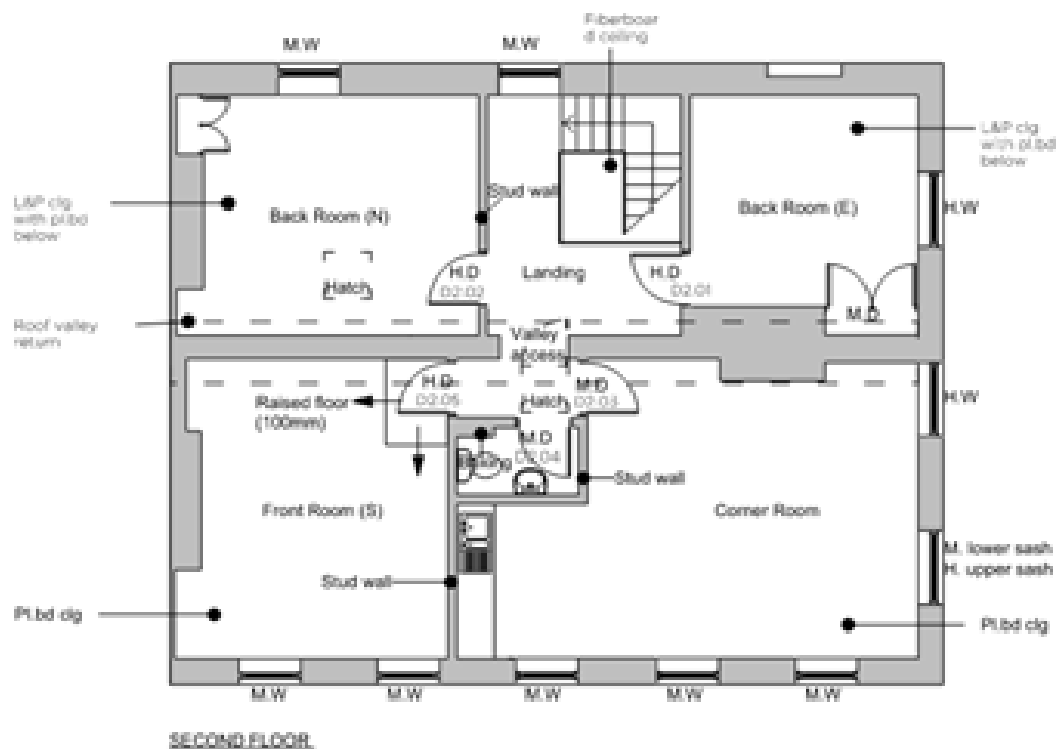
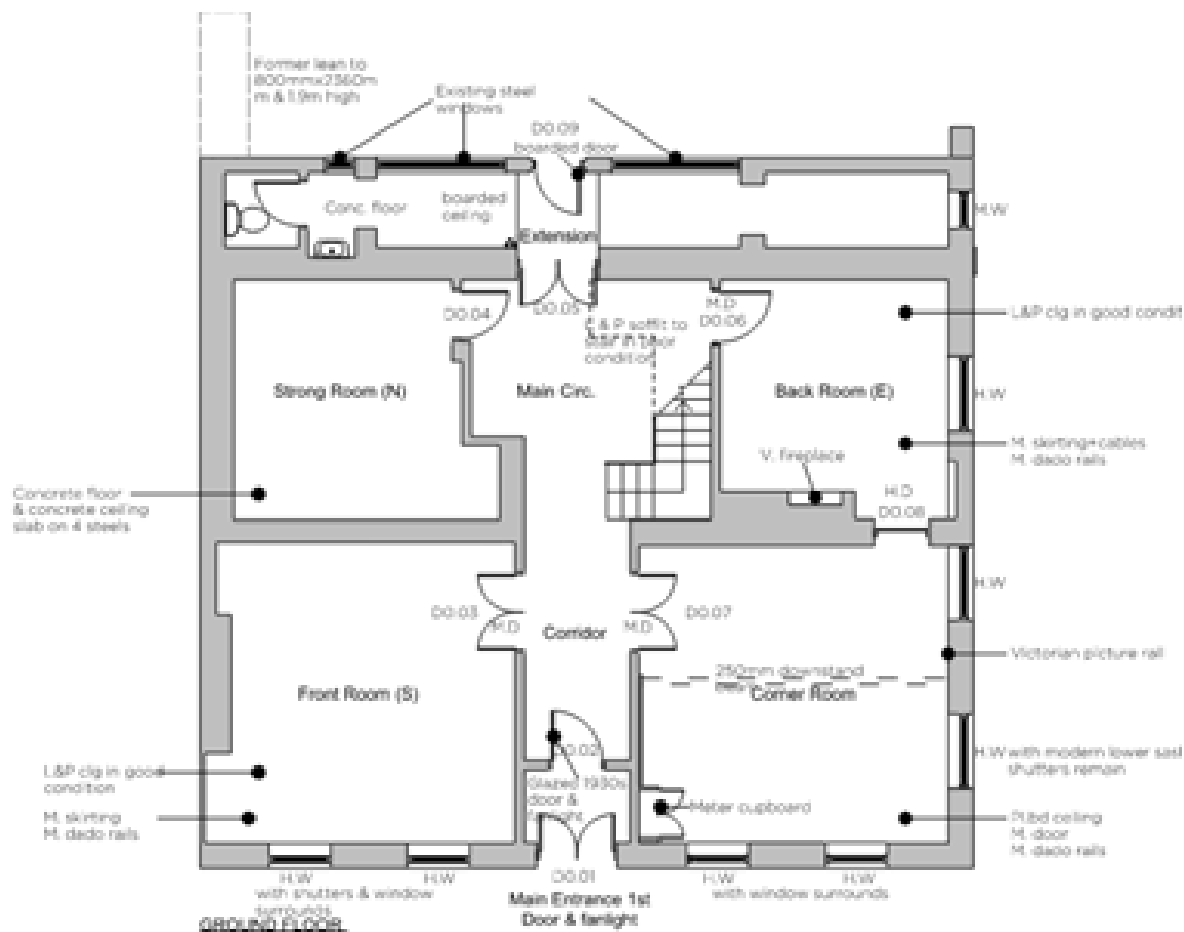
Tony Mc Donnell MRICS
Chris Cluff MRICS
Duncan Brown MRICS

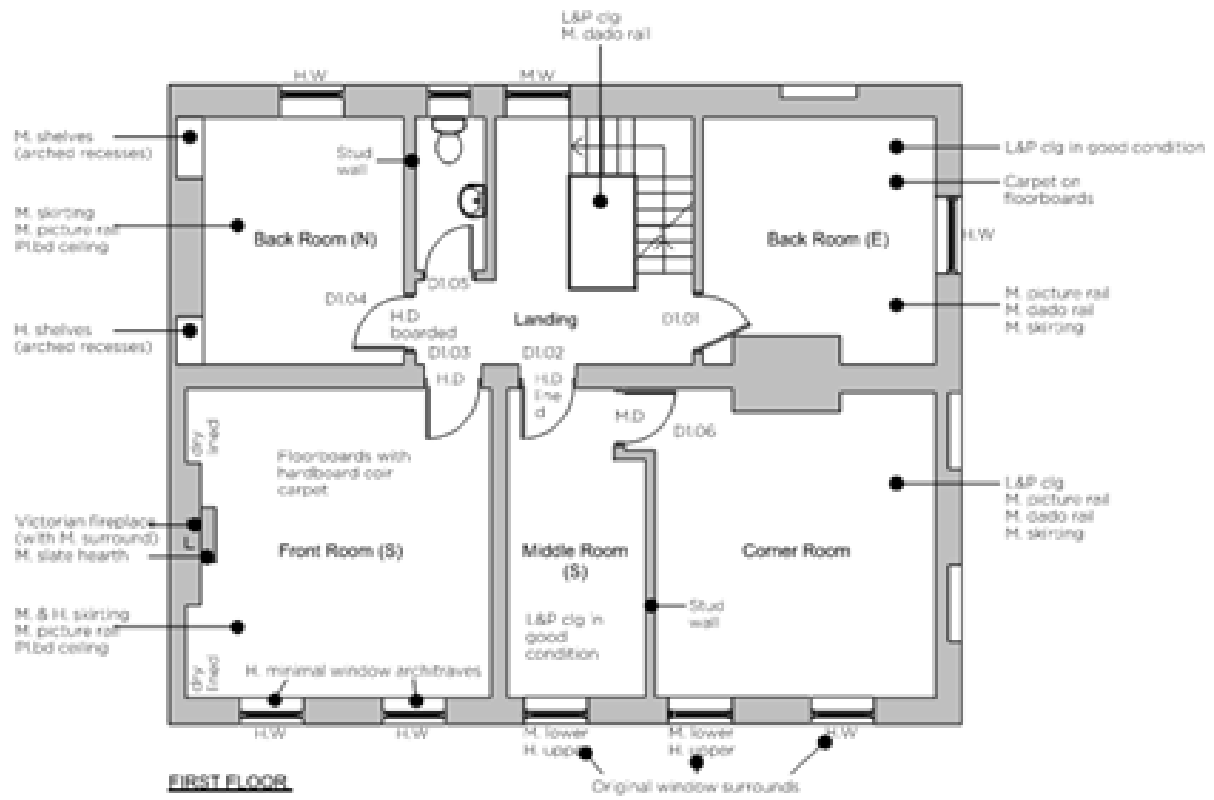
Mobile: 07771 182608
Mobile: 07802 385746
Tel: 01823 334455

Email: tony@cluff.co.uk
Email: chris@cluff.co.uk
Email: duncan.brown@gth.net

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.

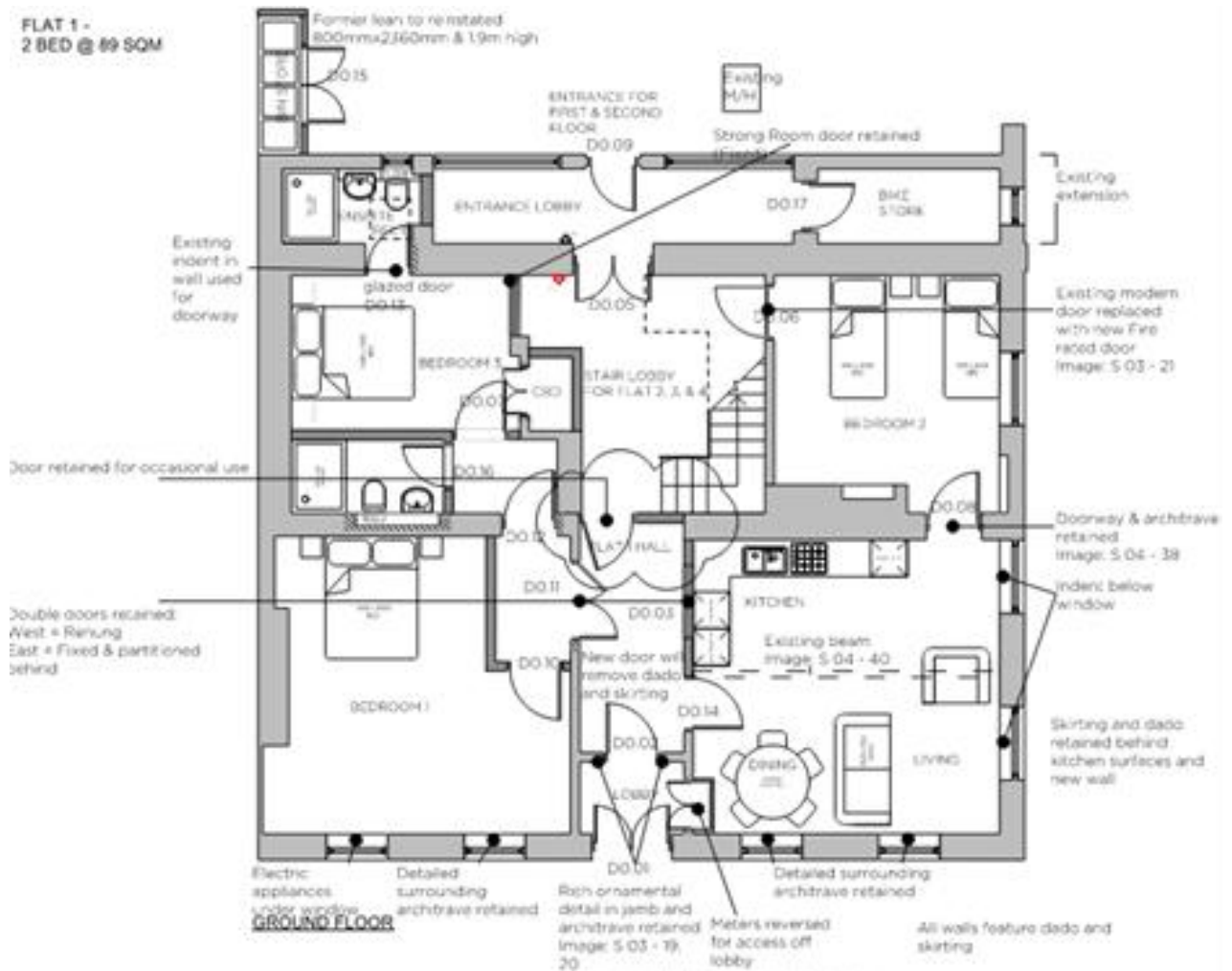
FLOOR PLANS – EXISTING





FLOOR PLANS - PROPOSED RESIDENTIAL

**FLAT 1 -
2 BED @ 89 SQM**



**FLAT 3 -
1 BED @ 39 SQM
1 person
FLAT 4
1 BED @ 50 SQM
2 people**

