

Viewing by strict appointment only with the Agents

**SECOND FLOOR OFFICE SUITE
8 HAMMET STREET
TAUNTON
SOMERSET
TA1 1RZ**

**PRESTIGE SECOND FLOOR OFFICES
881 SQ FT**

TO LET



LOCATION

The property is situated in Hammet Street on the corner with Church Square located above Jackson Stops Estate Agents.

Hammet Street is regarded as the premier office location in Taunton comprising a spectacular parade of listed Georgian buildings which lead up to St Marys Church in the centre of the town. There is a large public car park at Canon Street located on the other side of the church and all town centre facilities are situated in Fore Street with the cricket ground also located nearby. There is further car parking in Whirlygig Lane close to the rear of the building.

DESCRIPTION

Approached from the Hammet Street frontage through an impressive entrance way, a period staircase rises to the second floor landing with the offices all situated off, a W.C adjacent.

The suite has many period features and comprises in total four rooms one of which has a sink unit installed for use as a kitchenette.

The rooms overlook Hammet Street itself with a side elevation to Church Square

The offices have the benefit of night storage heating.

Office suites of this quality within such an attractive period building are seldom available and the offices represent a rare opportunity to lease prestigious offices within this Grade II* listed building.

Office sizes are as follow:-

ACCOMMODATION

Total Second Floor

881 sq ft

BUSINESS RATES

Rateable Value £6,500 (1st April 2023)

LEASE TERMS

The property is offered on internal repairing terms with a service charge to cover shared maintenance and services..

RENT

£6,000 per annum exclusive (VAT is not applicable).

SERVICE CHARGE

Approximately £2,000 per annum to cover water, insurance, heating and all shared facilities.

ENERGY PERFORMANCE CERTIFICATE

The property is rated “G” (174) certificate valid until 24th March 2031.

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

“The property is currently occupied. All viewings **strictly by appointment** with the Agents Cluff Commercial Ltd”

CONTACT

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