



Viewing strictly by appointment through the Agent

**1st and 2nd FLOOR OFFICE ROOMS
20/22 ST. MARY STREET
BRIDGWATER
TA6 3LY**

SINGLE OFFICE ROOMS

TO LET

355 sq ft and 241 sq ft



OFFICE SUITES at 20/22 St Mary Street 7.5.19

LOCATION

Located on the periphery of the town centre the office suite can be found at 20/22 St. Mary Street. Entry is via a separate door between Owens Accountants and the Barber shop.

There is on-street parking outside and a public car park in Dampiet Street.

DESCRIPTION

The self contained offices are situated on the first and second floors with a shared kitchen and W.C. on the second floor, and a W.C. on the first floor.

The offices are both at the front of the building overlooking St Mary Street and the Tudor Hotel.

The building has recently undergone some refurbishment, and the rooms are suitable for small businesses or for storage purposes.



ACCOMMODATION and RENT

First Floor

Office 3	355 sq ft	£2,450 per annum
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Second Floor

Office 5	241 sq ft	£2,000 per annum
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BUSINESS RATES	Rateable Value
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Office 3	£1,400.00
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Office 5	£1,050.00
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The office should qualify for 100% small business rates allowance, however applicants should make their own enquiries with Sedgemoor District Council on 01278 435435.

TERMS

The offices are available to let on a new lease/Licence at a term to be agreed. Short term lettings are available.

There is a service charge in respect of shared services including water, and insurance.

LEGAL COSTS

The ingoing tenants to pay the landlords reasonable legal costs.

NB: The agents are required to declare a personal interest in connection with this transaction.

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LOCATION MAP

