



Viewing strictly by appointment through the Agent

**FIRST AND SECOND FLOOR OFFICE SUITES
34A ST. MARY STREET
BRIDGWATER
TA6 3LY**

2 OFFICE SUITES

TO LET

773 sq ft – 1,448 sq ft



OFFICE SUITES at 34A St Mary Street, Bridgwater, TA6 3LY

LOCATION

The property is located in St Mary Street close to Cornhill and St Mary's Church within the centre of Bridgwater. The property is therefore within easy reach of all town centre facilities with on-street car parking available in St Mary Street and public car parks at Dampiet Street and Angel Place.

DESCRIPTION

The offices are contained within an attractive Grade II listed town centre building and are approached by way of a separate entrance door and stairs to the rear of the ground floor office which is occupied by estate agents Wilkie, May Tuckwood.

On the first floor landing is a reception area with reception desk and stairs leading up to the second floor having a W.C on the half landing. The front office (18'11" x 14'9") has sash windows to the front and side elevation and has carpeting and night storage heating.



The stairs lead to second floor office, the front having sloping ceilings, sash window to the front and a night storage heater (15'4" x 13'10") with a further room off the second floor landing.



These offices have been used until recently for a Counselling practice.

There is a further rear office suite comprising rooms at first and second floor level having its own internal staircase.

The offices comprise the following sizes:-

ACCOMMODATION

First and Second Floor Front

First floor office	279 sq ft
First floor reception area	113 sq ft
Second floor front	212 sq ft
Second floor centre	<u>169 sq ft</u>
Sub-total	773 sq ft

First and Second Floor Rear Suite

First floor	173 sq ft
First floor rear	257 sq ft
Second floor rear	<u>245 sq ft</u>
Sub – total	675 sq ft

Total **1,448 sq ft**

SERVICES

The offices have night storage heating however gas is not connected.

LEASE TERMS

The properties are available on the basis of new leases for a term of three years or longer by negotiation.

RENTS

Front suite **£4,250 per annum**

Rear suite **£4,000 per annum**

ENERGY PERFORMANCE CERTIFICATES

To be provided.

BUSINESS RATES

The property has the following assessments:-

Part first and part second floor 34B St Mary Street	£3,350
First floor 34A St Mary Street	£2,500
Second floor 34A St Mary Street	£1,600

The tenants may qualify for small business allowance, however applicants should make their own enquiries with Sedgemoor District Council on 01278 435435.

LEGAL COSTS

The ingoing tenants to bear the landlords reasonable legal costs for the preparation of the new leases.

CONTACT

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