

# CHARD

**TOWN CENTRE OFFICES**  
(SUITABLE FOR OTHER USES – S/T PLANNING)

# TO LET

**UP TO 2,404 ft<sup>2</sup> / 223 m<sup>2</sup>**  
(INDIVIDUAL ROOMS AVAILABLE)



**2ND FLOOR, BUCK HOUSE**  
**HOLYROOD STREET, CHARD, TA20 1PH**

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# 01823 353033

## LOCATION

Chard, an attractive Somerset market town, resident population approximately 12,000, is conveniently located on the A358 trunk road, approximately 17 miles to the south east of Taunton. The A303 major trunk road is easily accessed at Ilminster, some 5 miles to the north.

The property is located within the town centre, close to prime retailing and surface car parks. There is limited on street car parking nearby.

## DESCRIPTION

The offices comprise the second floors of an attractive, prominent town centre building with retail units on the Fore Street ground floor (St Margaret's Hospice & William Hill). The offices have a self-contained entrance from Holyrood Street with an attractive doorway at street level. Suited to alternative uses including studio, medical, fitness/leisure, education (subject to planning consent). The offices have the following features:

Fully carpeted	Male & female WCs
Suspended ceilings with recessed lighting	Kitchen facilities
Subdivided by partitioning	Electric heating system
Potential for full open plan space	Stair lift access ground – second floor

## FLOOR AREAS

Second Floor Offices	2,344 ft <sup>2</sup>	(217.78 m <sup>2</sup> )
Second Floor Kitchen	<u>60 ft<sup>2</sup></u>	<u>(5.53 m<sup>2</sup>)</u>
<b>Total Net Internal Floor Area</b>	<b>2,404 ft<sup>2</sup></b>	<b>(223.31 m<sup>2</sup>)</b>

### INDIVIDUAL ROOMS AVAILABLE

## LEASE TERMS & RENT

The property is available as a whole or in parts on a new, internal repairing and insuring lease for a flexible term of up to 5 years.

The initial rent for the whole is to be **£12,000 pa** (exclusive of VAT, service charge and rates).

Rents for parts/individual suites upon application

A service charge contribution for utilities and maintenance of structure/common parts is to be paid by the tenant - further details on request.

## RATES & ENERGY PERFORMANCE

Description	Rateable Value 2017 List	Full Rates payable 2017/2018
Offices and Premises	RVE8,000	£3,728.00

Depending upon the occupier's circumstances, Small Business Relief may apply to this property. For details of rates payable please contact South Somerset District Council on 01935 462462.

EPC: Applied for.

## LEGAL COSTS

Each party is to pay their own legal costs incurred in the letting.

## FURTHER INFORMATION AND VIEWING

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