

TO LET

First and Second Floor Office Suites (85.5 – 255.7m² / 920 – 2,751ft²)

Pearl House, Church Street, Bridgwater, TA6 5AT

Description

Pearl House is situated in a quiet cul-de-sac in Church Street within the centre of Bridgwater. The rear of the property overlooks Bridgwater Retail Park with occupiers including Sainsburys, McDonalds, Argos, Currys, and Next.

The town centre and railway station are within walking distance.

Bridgwater is situated on the River Parrett, approximately 10 miles north east of Taunton, 30 miles south west of Bristol, whilst also being located on the A38/A39 main trunk road junction. Bridgwater benefits from two M5 motorway junctions, J23 to the North and J24 to the South.

Accommodation

The accommodation is arranged over the first and second floors with stairs rising to all floors plus a six person lift. The offices are a mix of open plan on the second floor and three smaller rooms on the first floor.

Externally, the building has brick elevations; beneath a pitched tiled roof with aluminium powder coated double glazed windows and doors.

The office accommodation benefits from seven dedicated car parking spaces to the front and side of the building. Three are allocated to the first floor and four to the second floor.



Schedule of Accommodation

First Floor **85.5m² (920ft²)**

Part of the First Floor Office Suite is subject to an existing lease and is available by way of assignment.

Second Floor **170.2m (1,831ft)**

The entrance reception area has recently undergone refurbishment and provides good quality accommodation.

Generally, the offices benefit from carpet tile flooring, plastered and emulsion painted walls, suspended ceilings with fluorescent lighting.

Power, data and telecommunications wiring is provided with a server at first floor level.

The accommodation is heated and cooled via air conditioning.

Services

Mains electricity, water & drainage are connected to the property. Telephone lines available for connection subject to BT Regulations.

(We confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.)

Outgoings

We have been advised by the Local Authority, Sedgemoor District Council that the property is assessed for Business Rates as follows:

Rateable Value: £24,668.00
Rates Payable: £11,347.28

This will be subject to re-assessment if the offices are separately occupied.

EPC Rating

The Energy Performance rating is D78. Copy available at <https://www.ndepcregister.com/>

Tenure & Terms

The property is offered to Let and is available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

Price

The property is available at £9.50 per sq. ft., per annum, exclusive.

Service Charge

A service charge is payable for the proportional area of occupation to cover maintenance of the communal areas of the building.

Deposit

A deposit equivalent to three month's rent or three years audited accounts will be required.

Building Insurance

The property is insured under the Landlord's policy and the Tenant to reimburse the Landlord for the proportional premium payable.

VAT

Under the Finance Act 1989 VAT may be added to rents levied at the direction of the Landlord. We recommend that prospective lessees establish the VAT implications before entering into any agreement.

Legal Costs

The prospective Lessee is to be responsible for the Landlord's reasonable legal costs.

RICS Code of Practice

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before entering into a business agreement. The Code is available through professional institutions and trade associations or via the website www.commercialleasecodeew.co.uk.

Asbestos

Under the Control of Asbestos Regulations 2012 (CAR 2012), the owner or Tenant of the property and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAR is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Lyndon Brett's expertise and accordingly:-

- (1) Lyndon Brett makes not representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Lyndon Brett strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos related issues.

Viewings

Strictly by appointment with the sole agents:-



Contact: Lyndon Brett
Tel: 01278 450350
Email: Lyndon@lbp-rics.co.uk