



Lyndon Brett Partnership

Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

County Court Chambers, Queen Street, Bridgwater, TA6 3DA • Email: info@lbp-rics.co.uk • 01278 450350 • Website: www.lbp-rics.co.uk



**TO LET**

# Period Office Building



102.6m<sup>2</sup> (1,104ft<sup>2</sup>)

14 Angel Crescent

Bridgwater

Somerset

TA6 3EW

£ 15,800 Per Annum



The Association of Valuers  
of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 07718 563720

Lyndon Brett - Principal - Chartered Surveyor & RICS Registered Valuer - 07970 893963





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## DESCRIPTION

A period office building situated in Angel Crescent, an attractive terrace with a mix of established businesses, including hairdressers, electricians, beauty salons, haberdashery, solicitors and financial advisers.

Angel Crescent offers convenient access to Angel Place Shopping Centre and its car park, the High Street, and the new cinema, bowling alley and restaurant complex at Northgate. The area has also benefitted from recent public realm enhancements delivered as part of the Celebration Mile project.

The property is available immediately.

## ACCOMMODATION

The building comprises;

### Ground Floor

Reception/Office 1	(183.1ft <sup>2</sup> )
Kitchenette	(27.1ft <sup>2</sup> )
Office 2 (Rear)	(203.8 ft <sup>2</sup> )

### First Floor

Office 3 (Front)	(182.9ft <sup>2</sup> )
Office 4 (Rear)	(240.5ft <sup>2</sup> )

### Second Floor

Office 5 (Front)	(233.6ft <sup>2</sup> )
Store/Copier Room	(33ft <sup>2</sup> )

The property benefits from rear access from Castle Moat and comes with 2 No. car parking spaces.

## SERVICES

Mains electricity, water and 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 Tenant must satisfy themselves independently as to the state and condition of such items.)*

## LOCATION



A38, A39, M5 (Junctions 23 & 24)



0.8 miles west of Bridgwater Railway Station



25 miles south-west of Bristol Airport



11 miles north-east of Taunton

15 miles west of Glastonbury

30 miles south-west of Bristol

## EPC

The Energy Performance rating is C59. A copy can be made available on request.

## RATES

The current rateable value for the property is £17,750 based on the April 2026 assessment.

## SERVICE CHARGE

The Tenant will be responsible for all services, utilities, repairs and maintenance of the building.

A prospective Tenant will also be responsible for contributing towards the maintenance of Angel Crescent, managed by Angel Crescent Management Ltd, who deal with the general maintenance of the common areas associated with the whole of Angel Crescent i.e. car parking areas. The current charge is £260 per quarter - subject to review annually.

## BUILDINGS INSURANCE

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

## TENURE & TERMS

The property is offered To Let by way of Full Repairing and Insuring agreement.

## RENT

The property is available at £15,800 per annum, exclusive.

## VAT

VAT is not applicable.

## DEPOSIT

A deposit equivalent to three month's rent will be required.

## LEGAL COSTS

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

## ANTI MONEY LAUNDERING

A prospective Tenant will be required to provide relevant photo ID and proof of address to comply with current regulations.

## PLANNING

The prospective Tenant should make their own enquires to the Planning department regarding their proposals and intended use.

## 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.

## ASBESTOS

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Lyndon Brett Partnership and accordingly we recommend you obtain advice from a specialist source.

## IMPORTANT NOTICE

These particulars are believed to be correct at the time of preparation but their accuracy is not guaranteed and do not form part of any contract.