

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the page.

Offices with Workshops/Stores

**TO LET**

**West End Farm Barn, Chedzoy Lane,  
nr. Bridgwater, Somerset, TA7 8QS**

- Attractive rural location close to Bridgwater.
- Fitted as quality offices with workshop and storage space.
- Detached property with ample on-site parking
- Ground and first floor offices - 1,922 sq ft, studio/workshop - 1,155 sq ft, stores/workshops - 1,461 sq ft & kitchens - 81 sq ft. Total - 4,619 sq ft.
- Suitable for various uses within Use Class E.

Assignment or sublet to 31.12.2026 at £29,000 pa

## Location

The premises are located in Chedzoy, approximately 2 miles east of Bridgwater's town centre in an attractive, working environment within a short drive of the M5 motorway and both the A38 and A39.

Bridgwater, with a population of 41,000, is a market town located 9 miles north-east of Taunton and 40 miles south of Bristol. The town has benefitted from substantial residential and commercial development in recent years, with Hinkley C continuing to attract growth.

## Description

A detached building arranged over ground and first floors providing adaptable accommodation suitable for a variety of uses.

The first floor provides good quality offices, a kitchen, WCs and mezzanine stores, whilst the ground floor is arranged as a reception, offices, a kitchen, WCs, a studio/workshop area suitable as office or workshop use and further workshops/stores with roller shutter vehicular access.

The offices benefit from dado perimeter trunking, oil fired central heating, compliant light fittings, double glazed windows, fitted carpets and disabled WC facilities.

The property is situated in its own secure yard with ample parking to the front, side and rear.

## Floor Areas

The approximate net internal floor areas are as follows:-

### First Floor

Offices	136.34 sq m	1,468 sq ft
Store	5.94 sq m	64 sq ft
Kitchen	4.68 sq m	50 sq ft
Mezzanine Stores	39.60 sq m	426 sq ft
<i>Sub Total</i>	<i>186.56 sq m</i>	<i>2,008 sq ft</i>

### Ground Floor

Reception/Entrance	8.14 sq m	88 sq ft
Offices	33.99 sq m	366 sq ft
Kitchen	2.90 sq m	31 sq ft
Studio/Workshops/Offices	107.30 sq m	1,155 sq ft
Workshops/Stores	90.24 sq m	971 sq ft
<i>Sub Total</i>	<i>242.57 sq m</i>	<i>2,611 sq ft</i>

**Total** 429.13 sq m 4,619 sq ft

## Business Rates

The Rateable Value is £27,000 per annum. Interested parties should make their own enquiries with Sedgemoor District Council to ascertain the rates payable.



## Energy Performance Certificate

The property has an asset rating of 'C74'. A full copy of the EPC is available upon request.

## Terms

The property is available via assignment of the existing full repairing and insuring lease which expires on 31 December 2026 via a sublease. A new lease direct with the landlord may also be possible.

The current rent passing is £29,112 per annum, which rises to £30,600 per annum from 31 December 2024 until the end of the lease. Our client is happy to consider proposals regarding lease term.

## VAT

We are advised the property is not registered for VAT, therefore VAT will not be payable on the rent.

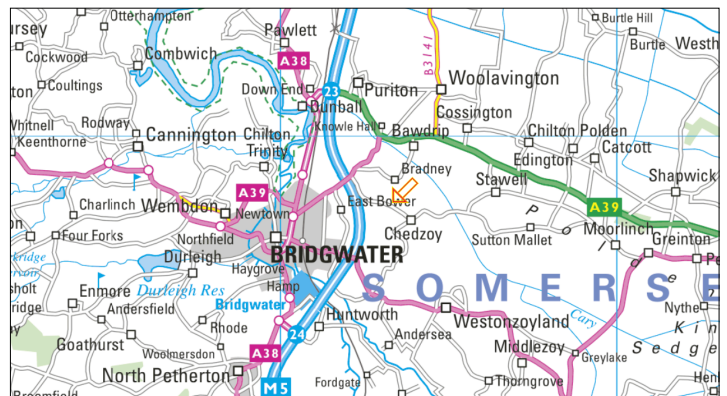
## Viewing

Strictly by appointment:-

Joseph Hughes (joseph.hughes@gth.net) or Duncan Brown (duncan.brown@gth.net)

Greenslade Taylor Hunt, 9 Hammet Street, Taunton, Somerset, TA1 1RZ.

01823 334455



## Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.