



BECKETT HOUSE

Bridge Street - Williton - Nr. Taunton - Somerset - TA4 4NR

Aerial photograph (taken from the south-east)



BECKETT HOUSE

Bridge Street - Williton - Nr. Taunton - Somerset - TA4 4NR

Enterprise centre, situated in close proximity to the centre of a popular village. It is currently tenanted and income producing but is suitable for a range of alternative uses (subject to planning).



The property extends, in total, to approximately 0.1-hectares (0.24-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,
Taunton, Somerset TA1 2UH

James Nelson

01823 334466

james.nelson@gth.net

Joseph Hughes

01823 334455

joseph.hughes@gth.net

Ground photograph (taken from the east)



Ground photograph (taken from the west)



LOCATION

The large village of Williton is located within the administrative area of Somerset Council (SC) (formerly Somerset West and Taunton Council (SWaT)). It has a population of approximately 2,429no. residents (2021 Census).

Williton has a range of facilities and amenities including, but not limited to: a church, primary school, secondary school, 3no. pubs, 2no. small supermarkets, a dentist, doctor's surgery, library, Post Office, veterinary clinic, industrial estate and community hospital.

The County Town of Taunton is located approximately 25.2-kilometres (15.7-miles) to the south-east. It has an extensive range of shopping facilities, cafés, pubs and fine dining restaurants, including a thriving farmer's market every Thursday. Musgrove Park Hospital and Nuffield Health Hospital serve the town and there is an excellent range of independent and state schools within the area. Taunton is also home to the Somerset County Cricket Club.

COMMUNICATIONS

Road - Williton is intersected by the A39 and A358. This makes it an ideal location for those commuting to Bridgwater or Taunton for work. The M5 motorway can be joined at junction 23 (Bridgwater North), junction 24 (Bridgwater South) or junction 25 (Taunton). This provides links to Exeter to the south and Bristol and beyond to the north.

Rail - Taunton railway station is approximately 24.6-kilometres (15.3-miles) to the south-east. This offers mainline services to destinations such as Exeter St Davids, Bristol Temple Meads and London Paddington.

Air - Bristol Airport (BRS) is approximately 68.2-kilometres (42.4-miles) to the north-east. Alternatively, Exeter Airport is approximately 72-kilometres (44.8-miles) to the south. Both airports have scheduled and chartered flights to a range of national and international destinations.

PROPERTY

Beckett House comprises a modern purpose-built detached property with timber-effect cladding above a stone plinth under a pitched tile roof. It is currently used as an enterprise centre for small businesses.

The property comprises 4no. offices ranging from 10.7-sq. m. (115-sq. ft.) to 32-sq. m. (345-sq. ft.), 2no. large training rooms of 45.2-sq. m. (486-sq. ft.) and 58.6-sq. m. (631-sq. ft.), a kitchen, male and female toilets and several storerooms.

The gross internal area (GIA) of the property is approximately 264.31-sq. m. (2,845-sq. ft.). The floorplan is shown overleaf. It is shown for identification purposes only and is not to be relied upon.

Externally, the property benefits from 9no. car parking spaces which are accessed via Croft House, which is owned by the seller.

The property extends, in total, to approximately 0.1-hectares (0.24-acres). The property that is being offered for sale is shown outlined red on the site plan overleaf. It is shown for identification purposes only and the plan is not to be relied upon.

PLANNING

The property is currently used as an enterprise centre. There is no recent planning history associated with the property however we believe it has potential for a range of alternative uses including commercial or residential (subject to planning).

The property is not listed nor does it lie within a Conservation Area.

LOCAL AUTHORITY

Somerset Council (West)
County Hall
Taunton
Somerset
TA1 4DY

T: (0300) 123 2224

E: planningwest@somerset.gov.uk

W: www.somerset.gov.uk

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the property being offered for sale. It is registered with the Land Registry under title number: ST281645, which forms part of a wider title.

TENANCY DETAILS

The property is currently let to 3no. tenants with a passing rent of £25,680 per annum. The property is being offered for sale with these tenants in situ, however all leases can be terminated on a maximum of 3-months notice.

METHOD OF SALE

We are offering the freehold for sale by informal tender.

The enclosed covering letter sets out the deadline for submission of offers and the associated procedure.

GUIDE PRICE

The guide price is **£200,000**.

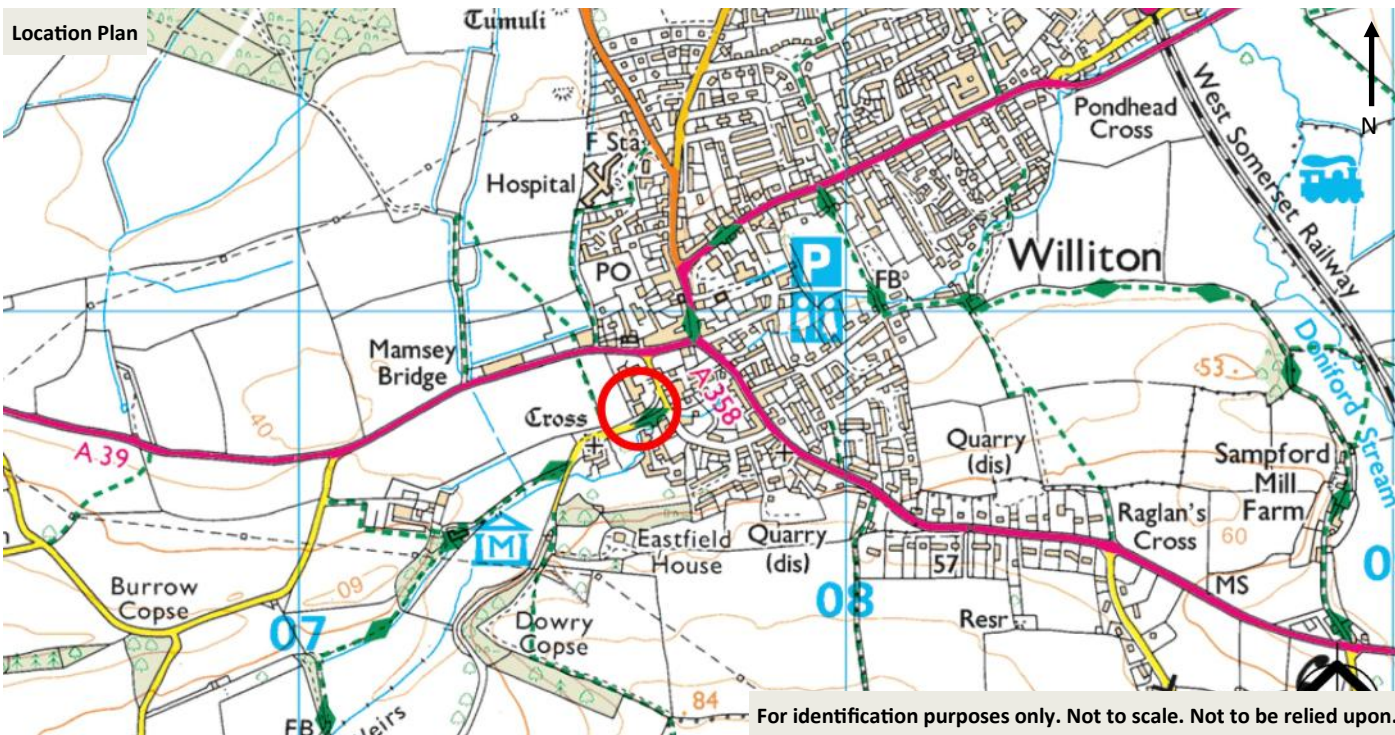
Offers are invited on an unconditional basis.

Ground photograph (taken from the south)



Ground photograph (taken from the south)





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 Greenslade Taylor Hunt. **Note:-** Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

OVERAGE

The seller's preference is for an overage provision to be contained within the sale contract. The details of the overage provision are subject to further discussion.

VALUE ADDED TAX

The seller will not opt to tax; therefore, VAT will not be payable in addition to the purchase price.

All interested parties should make their own enquiries with HMRC.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

Please note that a right of way will be granted from Bridge Street through the car park of Croft House to provide access to the property.

SERVICES

We understand that mains gas, electricity, water and drainage are connected to the property.

All interested parties should make their own enquiries of the Statutory Utility Providers.

ADDITIONAL INFORMATION

The information pack is available, via the link, set out below:-

<https://www.dropbox.com/scl/fo/joxuf91f1oxcab9r4hb3g/APMiRjzQKZkocccoeQV-87I?rlkey=43raqj4aq4v1ou8a2q1nx64kb&st=d3lh2v4i&dl=0>

EPC

The property has an commercial EPC rating of C (62). The EPC is contained within the information pack.

BUSINESS RATES

We understand the property has a Rateable Value of approximately £19,000.

DIRECTIONS

Sat Nav: **TA4 4NR**

what3words: **complies.almost.sundial**

From the centre of Williton, head west on the A39 towards Minehead, turning left into Bridge Street and right into Croft House. The property will be found on the left, identified by a Greenslade Taylor Hunt signboard.

VIEWINGS

All viewings are strictly by appointment.

HEALTH AND SAFETY POLICY

Our Health and Safety policy requires all interested parties undertaking viewings of this property to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the property unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice. The department’s telephone number is: (01823) 334466 and its email address is: landplanning.taunton@gth.net.

Our Planning Services are available via the link, set out below:-

[GTH Planning Services](#)

NEW HOMES

Our New Homes department will be delighted to provide prospective buyers with new homes advice. The department’s telephone number is: (01823) 334466 and its email address is: owen.setter@gth.net.

Our New Homes Services are available via the link, set out below:-

[GTH New Homes Services](#)

IMPORTANT NOTICE

Greenslade Taylor Hunt, their clients and any joint agents give notice that:-

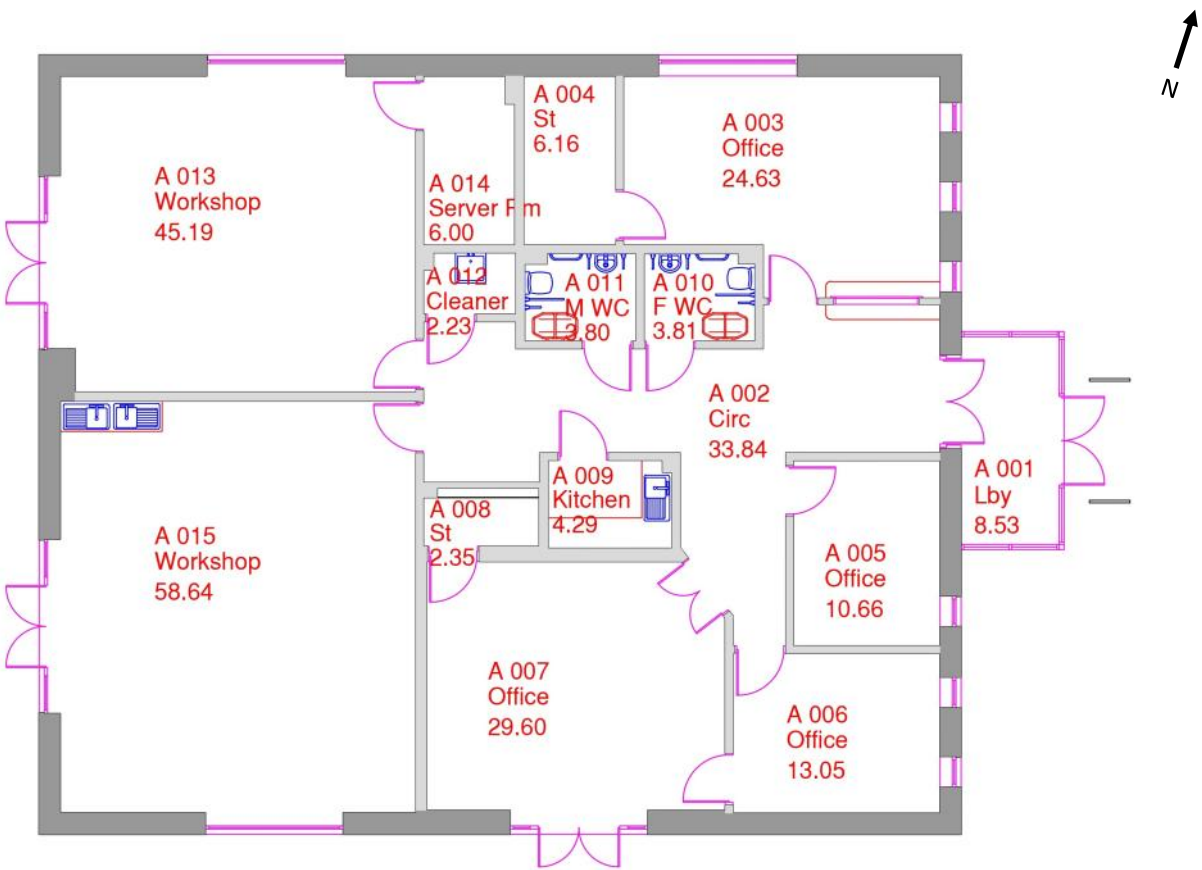
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Floorplan



BLOCK A GROUND FLOOR

CM111A

GEA 288.28

GIA 264.31

For identification purposes only. Not to scale. Not to be relied upon.

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Photographs taken April 2025

Sales Brochure prepared June 2025

Property Reference Number: TAL250032



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GREENSLADE TAYLOR HUNT
www.gth.net

Your Ref:
Our Ref: JEN
Date: Date as postmark

Development Land & Planning Department
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH
Tel: 01823 334466

Dear Sir or Madam

BECKETT HOUSE, BRIDGE STREET, WILLITON, NR. TAUNTON, SOMERSET TA4 4NR

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Somerset Council (our client). It is instructed to market and sell the property, as described above.

Please find enclosed for your attention the sales brochure for the property.

Method of Sale

We are offering the freehold for sale by informal tender.

Guide Price

The guide price is **£200,000**.

Offers are invited on an unconditional basis.

Submission of Offers

The deadline for submission of offers is no later than **12 noon on Friday, 8th August 2025**.

The offers are to be submitted to James Nelson BSc (Hons) MRICS, Development Surveyor with the envelope marked with the reference '**Beckett House, Bridge Street, Williton, Nr. Taunton, Somerset TA4 4NR**', but do not mark it with your Company's logo. Our Taunton office address is Winchester House, Deane Gate Avenue, Taunton, Somerset TA1 2UH.

We will accept offers which are submitted in writing and by email. Our email addresses are: james.nelson@gth.net and joseph.hughes@gth.net.

Please can you submit your offer, together with the Submission of Offers document and supporting documentation.

The Submission of Offers document is contained within the information pack.

Additional Information

The information pack is available, via the link, set out below: -

<https://www.dropbox.com/scl/fo/joxuf91f1oxcab9r4hb3q/APMiRjzQKZkocccoeQV-87I?rlkey=43raqj4aq4v1ou8a2q1nx64kb&st=474d16ah&dl=0>

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If you would like to make an appointment to view the property or would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on telephone number: (01823) 334466 or by email on email address: james.nelson@gth.net or the Commercial department by telephone on telephone number: (01823) 334455 or by email on email address: joseph.hughes@gth.net.

We look forward to hearing from you.

Yours faithfully



Greenslade Taylor Hunt

Enc Sales brochure